

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776
CBRE Project Number: PC91158695

Report Date: December 6, 2019

Prepared For:
Earnest Realty Inc.
5105 Central Avenue
St Petersburg, FL 33710



www.cbre.com/Assessment

CBRE

December 6, 2019

Jonathan Hecht,
Earnest Realty Inc.
5105 Central Avenue
St Petersburg, FL 33710

Re: Phase I Environmental Site Assessment
Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776
CBRE Project No.: PC91158695

Dear Mr. Hecht:

CBRE, Inc., a Delaware Corporation (CBRE), is pleased to submit this Phase I Environmental Site Assessment on the above-referenced property on behalf of Earnest Realty Inc. and any additional party referenced in Section 2.0.

We have performed a Phase I Environmental Site Assessment of 9220 137th Street N, Seminole, FL in conformance with the scope and limitations of 40 C.F.R. Part 312 and ASTM E 1527-13. Any exceptions to, or deletions from this practice, are described in Section 11.0 of this report. We certify that the Phase I ESA was performed by a qualified Environmental Professional as defined in 40 C.F.R. § 312.10(b).

We appreciate the opportunity to assist Earnest Realty Inc. and want you to know your business and trust in CBRE is appreciated.

Please contact Peter Biolchini at 914.740.1948 or by email at peter.biolchini@cbre.com should you have any questions or comments.

Sincerely,

CBRE, Inc. – Assessment and Consulting Services

Chyrisse Tabone
Professional Associate

Peter Biolchini, EP
Managing Director

Findings, Opinions and Conclusions Summary Table

A detailed discussion of the findings below is discussed in the [Executive Summary](#) section of this report.

Report Section		NFA	REC	CREC	HREC	OEC	Discussion
<u>2.4</u>	DATA GAPS	✓					No significant data gaps were identified in association with this assessment
<u>3.0</u>	SUBJECT PROPERTY AND AREA DESCRIPTION	✓					
<u>4.0</u>	HISTORICAL USE		✓				Operated as an auto repair facility for 33 years. Utilizes eight (8) in-ground hydraulic lifts. History of past FDEP violations related to pouring antifreeze into auto repair drains, which are linked to the oil/water separator.
<u>5.0</u>	REGULATORY RECORDS	✓					
<u>6.0</u>	QUESTIONNAIRES AND INTERVIEWS	✓					
<u>7.0</u>	SITE RECONNAISSANCE		✓				Storage of hazardous materials appears haphazard. Approximately one-inch of fluid in the secondary containment of the waste oil AST. Staining observed in auto repair area, fenced AST/drum storage area, and parts storage room. Several drains were observed throughout the auto repair area which are connected to the oil/water separator.
<u>8.0</u>	NON-ASTM SCOPE CONSIDERATIONS					✓	Based on the date of construction ACM may be present.
<u>9.0</u>	VAPOR ENCROACHMENT CONDITIONS (VECS)	✓					

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1.0 EXECUTIVE SUMMARY

CBRE has performed this Phase I ESA in conformance with the scope and limitations of ASTM Phase I Environmental Site Assessment Practice E1527-13 of 9220 137th Street N, Seminole, FL (Subject Property). The ASTM Standard was designed to meet the requirements of the United States Environmental Protection Agency's (USEPA's) All Appropriate Inquiries (AAI) into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). The purpose of this Phase I ESA was to assess existing site conditions and render an opinion regarding the presence of recognized environmental conditions in connection with the Subject Property in accordance with USEPA AAI requirement. Any exceptions to, or deletions from, this practice are described in [Section 11.0](#) of this report.

The Subject Property, which is situated in a suburban area characterized by commercial and residential development, consists of a 1.0-acre tract of land, improved with one (1) single-story commercial building that was constructed on-site in 1986. The Subject Property is identified as Oakhurst Plaza Auto Service. Additional on-site improvements include asphalt and concrete paving, a stormwater swale, and landscaping.

Prior to the construction of the current on-site improvements in 1986, which consists of an auto repair business, the Subject Property was developed with citrus groves between at least 1942 and the 1960s. Between the 1970s and construction of the current building, the Subject Property consisted of vacant, vegetated land.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The term Recognized Environmental Conditions (RECs) as defined by ASTM Standard E 1527-13 is "...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

This assessment has revealed evidence of the following RECs in connection with the Subject Property:

- The Subject Property, under the name of Oakhurst Auto Service and addressed as 9220 137th Street, Seminole, Florida, was identified on the RCRA-VSQQ and ECHO/FINDS regulatory databases. The Subject Property has operated as an auto repair facility for approximately 33 years. The Subject was listed as a CESQG for ignitable waste. Violations were listed for the Subject Property in June 2010. According to a review of the available information on the Florida Department of Environmental Protection (FDEP) Oculus website, a compliance inspection was conducted in June 2010 after a complaint was received by the EPA Region IV. The inspection noted violations which resulted in a FDEP meeting and consent order. The violations included lack of documentation for disposal of hazardous waste and used oil, storing used mercury bulbs in no container or an open container, lack of secondary containment for the used oil AST or provide a

double-walled AST, unlabeled used oil containers, and not recycling used antifreeze and pouring directly into the oil/water separator. The fine in connection with the consent order was paid and the facility was deemed to be in compliance the same year.

Ms. Paul Smith, Pinellas County Environmental Health, provided additional information regarding the Subject Property. According to Facility Detailed Listed Report for Oakhurst Plaza Auto Service, the Subject Property is a CE-RCRA facility (EPA ID FLR000167767) and County Facility ID 202318. The last update to the file was May 14, 2015. The report noted the waste types generated include lead-acid batteries, fluorescent lamps, mineral spirits, waste oil, wastewater/rinse, rags, and uncrushed oil filters.

Chemicals are stored in the auto service area, the fenced AST/drum area, and the parts storage room. Floor staining was observed throughout these areas. The drums are not stored in secondary containment. A 300-gallon waste oil AST with secondary containment had approximately 1-inch of petroleum within the containment. Housekeeping appeared to be generally fair to poor. Several floor drains observed in the auto service area tie into the oil/water separator, which is located to the southwest of the subject building.

The facility was previously cited for the practice of pouring antifreeze into floor drains. Review of CBRE's prior ESA dated 2017 noted this was still in practice and review of waste manifests dated between 2012 and 2019 did not identify the removal of antifreeze.

One (1) monitoring well with an unknown depth and installation date was observed at the southwestern corner of the property, upgradient of the adjacent cell phone tower. The Site Owner, Ms. Susan Klobodkin, was unaware of the monitoring well's existence.

The 33-year tenure of the facility, the extensive staining within the subject building, including outside of the fenced AST/drum storage area, and existence of an unknown monitoring well, are considered RECs to the Subject Property.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

A Controlled Recognized Environmental Condition (CREC) as defined by ASTM Standard E 1527-13 refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

This assessment has revealed no evidence of CRECs in connection with the Subject Property.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

A historical recognized environmental condition (HREC) as defined by ASTM refers to a REC resulting from a past release of any hazardous substances, or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory

authority, without subjecting the Subject Property to any required controls (for example, Subject Property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This assessment has revealed no evidence of HRECs in connection with the Subject Property.

BUSINESS ENVIRONMENTAL RISKS

ASTM E 1527-13 outlines a non-exhaustive list of "non-scope considerations" that includes but is not limited to asbestos containing building materials, indoor air quality, lead-based paint, lead in drinking water, mold, and radon. The ASTM Standard was designed to address Business Environmental Risks (BERs) that are risks that are not required to meet the AAI requirement, but may have a material environmental or environmentally driven impact associated with the current or planned land use. Non-scope items considered in this Phase I ESA are discussed in Section 8.0.

This assessment has identified the following BER(s) in connection with the Subject Property:

Asbestos Containing Material

Based on the age of the Subject Property, the friable acoustical ceiling tiles are suspected to contain asbestos. In addition, the non-friable resilient floor finish assemblies, wallboard assemblies, roofing materials, caulking and mastics may contain asbestos. Additional suspect ACM may exist within inaccessible areas such as behind wall or within pipe chases. Since these materials were observed to be in good condition, no further action is recommended at this time other than maintaining same in good condition under an Asbestos Operations and Maintenance (O&M) Program. All activities involving ACM should be conducted in accordance with governmental regulations. Any activities involving removal or disturbance of suspect

RECOMMENDATIONS

Based on the findings of this assessment, further investigation is recommended regarding the following:

- CBRE recommends a subsurface investigation to determine if the Subject Property has been impacted by more than 30 years of automotive repair operations.
- Abandonment of the onsite monitoring well if not used during any groundwater contamination investigations.

2.0 INTRODUCTION

2.1 General

CBRE was retained by Earnest Realty Inc. ("Client" or "User") to prepare a Phase I ESA, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 and Client's Scope of Work on the Subject Property in accordance with our Agreement dated November 4, 2019, and the Conditions and Limitations described herein.

2.2 Purpose

The purpose of this report is to identify potential RECs in connection with the Subject Property, using the methodology recommended by ASTM International for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous Subject Property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject Property. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* Designation: E 1527-13.

2.3 Scope

This assessment consisted of reviewing readily available information and environmental data relating to the Subject Property; interviewing readily available persons knowledgeable about the Subject Property; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a visit to the Subject Property.

The Client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice.

The specific scope of this assignment included the following:

Subject Property Reconnaissance

A reconnaissance of the Subject Property was performed to characterize conditions and assess the likelihood of identifying RECs in connection with the Subject Property. This includes consideration of observed adjoining and surrounding property uses, natural surface features, surrounding roadways, and other adjoining and nearby improvements. To the extent that they can be visually and/or physically observed, current and past uses of the Subject Property, adjoining and surrounding area, and associated known or potential environmental concerns and RECs were documented. Photographs taken as part of the Subject Property reconnaissance are provided in the [Photographs](#) Appendix of this report.

Interviews

CBRE made a reasonable effort to Interview past and present owners and occupants, as well as government representatives to obtain information on present and previous on-site activities potentially resulting in environmental degradation of the Subject Property or adjoining properties. A reasonable effort was also made to interview the User or their representative to assist the User and the environmental professional in gathering information from the User that may be material to identifying RECs. In accordance with ASTM E1527-13, questions and/or questionnaires have been established specific to 1) key site contact; 2) past and present owners and occupants (if not the key site contact); and 3) the User or representative(s). These questionnaires are in the [User and Pre-Survey Questionnaires](#) Appendix of this report.

Previous Reports and Documentation

If provided, the Phase I ESA process included the review of information such as previously prepared appraisals, building plans and specifications, and environmental reports from the User. Copies of pertinent documents provided to and reviewed by CBRE are included in the [Correspondence and Supporting Documents](#) Appendix of this report.

Historical Documents

CBRE reviewed readily available historical documents to identify previous activities on and in the vicinity of the Subject Property. This includes topographic maps, Sanborn Fire Insurance Maps and atlases, aerial photographs, and city directories, if available, provided by Environmental Data Resources, Inc. (EDR) as described within Section [4.0 HISTORICAL USE](#). Copies of these documents are included in the [Maps and/or Historical Aerial Photographs](#) Appendix of this report.

Regulatory Records

The Phase I ESA process included reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within Section [5.0 REGULATORY RECORDS](#) in this report. A copy of the environmental Regulatory Database Report (Regulatory Database), provided by EDR can be referenced in the [Regulatory Database Report](#) Appendix of this report.

Regulatory Agency File Review

CBRE reviewed readily available environmental databases maintained as files, records, or reports by federal, state, and local agencies, as applicable, to assess environmental conditions at the Subject Property, and as appropriate the adjoining or surrounding properties, as described within Section 5.2 [Regulatory Agency File and Records Review](#). A copy of the records can be referenced in the [Correspondence and Supporting Documents](#) Appendix of the report.

Vapor Encroachment Screening

CBRE conducted a “Tier I” (non-intrusive) Vapor Encroachment Screening (VES) on the Subject Property in accordance with the methodology set forth in ASTM E 2600-15 “*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*” as described in Section [9.0 VAPOR ENCROACHMENT CONDITIONS \(VECs\)](#). CBRE utilized applicable industry standard methodology for conducting the VES.

Non-ASTM Scope Considerations

Environmental issues or conditions that are not included in CERCLA’s definition of hazardous substances (42 U.S.C. §9601(14)), or that do not otherwise present potential CERCLA liability at a property, that are outside the scope of this practice and that have been considered, are documented in Section [8.0 NON-ASTM SCOPE CONSIDERATIONS](#). This may also include standards or protocols for the assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, private entities, or the User of this Phase I ESA.

Asbestos

CBRE conducted a visual survey of readily accessible common areas to identify the presence of the most obvious and common types of suspect ACM. The basis for “suspect” determination is taken from the materials listed in Appendix G of the USEPA publication Managing Asbestos in Place (also known as the Green Book). Building materials listed within Appendix G of the Green Book are considered to be suspect ACMs at the Subject Property. The suspect ACM screening is not intended for formal identification or management of asbestos in building materials that might be disturbed by demolition, abatement, renovation, or repair work.

Microbial Growth

In the course of conducting observations for the presence of microbial growth, only representative accessible portions of the Subject Property improvements were inspected. In those observed portions, CBRE made representative observations of areas that are readily accessible, easily visible, and safe with respect to the field observer. For this reason CBRE does not warrant that findings represent conditions in unobserved areas. The limited observations for mold are not to be construed as a in-depth microbial survey.

Lead Based Paint

CBRE evaluated the age of the Subject Property to determine whether it is predisposed to contain lead-based paint (LBP), and if the presence of LBP is likely, made observations of the condition of painted surface. In the course of conducting observations for the presence of LBP, only representative accessible portions of the Subject Property improvements were inspected. In those observed portions, Such observations were limited to representative areas

that were readily accessible, easily visible, and safe with respect to the field observer. For this reason CBRE does not warrant that findings represent conditions in unobserved areas. The limited observations for lead-based paint are not to be construed as a in-depth LBP survey.

Sample Collection and Analysis

Testing, if any, of building materials, was designed solely to meet the requirements of the client's scope of work, not to meet any local, state or federal regulations and shall not be utilized as such, unless indicated herein.

Wetlands

A wetland delineation survey was beyond the scope of this assessment. CBRE reviewed the applicable United States Fish and Wildlife Service National Wetlands Inventory (NWI) map and USGS quadrangle map. Observations were made for general wetland features.

Radon

CBRE reviewed published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.

2.4 Data Gaps

According to § 3.2.21 of ASTM Standard E 1527-13, a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps were identified in connection with this report:

Data Gap Detail	Significance of Data Gap
History not conducted back to the earlier of when the site was undeveloped land or 1940 (See § 4)	Low - not likely to alter Report's conclusions due to information reviewed from historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, fire insurance maps, and interviews with individuals who were familiar with the historical use of the Subject Property.
Site history not conducted in 5-year intervals (See § 4)	Low - not likely to alter Report's conclusions
No response to FOIA (See § 5.2)	Low - not likely to alter Report's conclusions
Unable to locate or interview former site owner or operator	Low - not likely to alter Report's conclusions

None of the data gaps affected the ability of the Environmental Professionals involved in this assessment to identify RECs in connection with the Subject Property, as defined by ASTM. If receipt of a FOIA request alters the report's conclusions, the client will be notified.

DRAFT

3.0 SUBJECT PROPERTY AND AREA DESCRIPTION

3.1 Subject Property Location Details

Refer to the Subject Property Plan and available Tax Maps provided within the [Site Plan / Location Map](#) Appendix of this report.

Name	Oakhurst Plaza
Address	9220 137th Street N, Seminole, Seminole County, FL 33776
Additional Addresses	9220 Antilles Drive
Acreage	1.0 acre
Number of Parcels	One (1)
Shape	Rectangular
Parcel ID Number(s)	19-30-15-00000-410-0110
Parcel ID Source	Pinellas County Property Appraiser

3.2 Subject Property Improvements

The following information was obtained from various sources, including the County Assessor, personnel associated with the Subject Property, and visual observations.

Building Information

Number of Buildings	One (1)
Construction Dates	1986
Building Square Footage	8,640 SFG
Number of Stories	One (1)
Substructure	Slab-on-grade
Superstructure	Cast-in-place concrete, with concrete masonry and steel stud infill walls.
Exterior Walls	Facades are finished with painted stucco plaster.
Roof Systems	The roof is pitched.
Interior Finishes	Walls of painted drywall; floors of carpet, resilient flooring, bare/painted concrete; and, ceilings of acoustical ceiling tile, painted drywall, and an open system
HVAC	Electric package units are pad-mounted.
Vertical Transportation	There are no elevators at the Property.

Parking Structures	Surface parking
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Utilities

Date of Utility Connections	Since Construction
Domestic (Potable) Water	Pinellas County
Sanitary Waste	Municipal system
Storm Drainage and Runoff	Stormwater swale
Electricity	Duke Energy
Natural Gas	N/A

According to the most recent Consumer Confidence Report from Pinellas County, the water supplied to the Subject Property meets federal and state water quality standards.

3.3 Current Subject Property Use and Operations

The following table summarizes the Subject Property's operations:

Name of Entity	Description of Operation
Oakhurst Plaza Auto Service Center	Auto repairs such as tire repair and installation, battery installation, and fluid changes.

Tenants, occupants, and/or operations were identified on the Subject Property that are considered an environmental concern to the Subject Property.

3.4 Adjoining and Surrounding Land Use

The Subject Property is located in a suburban setting characterized by commercial and residential development as tabulated below:

Direction	Adjoining Properties	Surrounding Properties
North	Arden Courts of Seminole assisted living facility (9300 137th Street North)	Residential
East	137th Street followed by single-family residences (9290-9190 136th Way)	Residential
South	Commercial building with Far Out Design, We Can Cool It HVAC, and Feld Computers Networking (9150 137th Street North)	Commercial
West	Retention pond and cell phone tower on Ace Hardware's property (9147 Oakhurst Road)	Commercial

The adjoining property to the north, Arden Courts of Seminole, an assisted living facility, was identified in the regulatory database. Refer to Section 5.1.3.

3.5 Physical Setting

CBRE evaluated the general physical setting of the Subject Property and vicinity using Information regarding the topography, surface water, geology, and hydrology to evaluate the likelihood of hazardous substances or petroleum products originating from off-site sources, from within the Subject Property, or from the Subject Property to off-site receptors. The information was obtained from readily-accessible sources. Actual conditions may vary from general conditions in the area.

Physical Attribute	Description
Topography	The Subject Property slightly slopes to the southwest. The topography of the area is best described as flat. According to the United States Geological Survey (USGS) <i>Seminole, Florida 7.5 Minute Series</i> topographic map, the Subject Property's topographic elevation is approximately 49 above mean sea level.
Surface Waters	No surface water bodies were observed on or bordering the Subject Property. The closest open surface water to the Subject Property is The Narrows, which is located approximately 0.75 miles to the west. The Gulf of Mexico is located approximately 1.20-mile to the west.
Wetlands	CBRE reviewed the applicable United States Fish and Wildlife Service National Wetlands Inventory (NWI) map and USGS quadrangle map. Based on this information, no wetland resources were identified on or adjoining the Subject Property.
Geology	There are no predominant geological surface features such as rock outcroppings on the Subject Property. The Subject Property is located in the area known as Gulf Coastal Lowlands.
Soils	According to the USDA NRCS Web Soil Survey, soils are expected to be of the Tavares and Urban land series. These soils are derived from sandy marine deposits, and are underlain by undifferentiated sediments consisting of siliciclastics, organics and freshwater carbonates of the Pleistocene/Holocene era. Urban land consists of areas where 85 percent or more of the soil surface is covered by impervious surfaces. Permeability of these soils is classified as moderate to high permeability.
Groundwater	According to the USEPA <i>Groundwater Handbook, Vol. 1 Groundwater and Contamination, September 1990</i> , the water table typically conforms to surface topography. This means that the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction, however, may vary as a result of rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells. Shallow groundwater in the vicinity of the Subject Property is anticipated to be encountered at a depth of less than 10 feet below ground surface (bgs) based on the consultant's knowledge of the area and the groundwater flow direction is inferred to be to the southwest.

4.0 HISTORICAL USE

Subject Property Summary Findings

Prior to the construction of the current on-site improvements in 1986, which consists of an auto repair business, the Subject Property was developed with citrus groves between at least 1942 and the 1960s. Between the 1970s and construction of the current building, the Subject Property consisted of vacant, vegetated land.

The Subject and adjoining properties have experienced a long history of use as citrus orchard. A wide variety of pesticides, including those containing persistent compounds such as lead and arsenic, may have been used during this period. No information was obtained indicating evidence of improper storage, disposal or application of these materials and a review of available aerial photographs did not show improvements such as hangars, runways or large barns that would indicate significant storage, formulation and handling of these materials. Given that Subject has been redeveloped, which would likely have resulted in some homogenization of surface soils, the Property is utilized for non-residential purposes, the majority of the Property is covered with the building and paving, and that the Property is served by a municipal drinking water supply, it is CBRE's professional opinion, that while detectable levels of contaminants associated with the historical use of the orchard may still be present, the historical agricultural usage is not considered a REC.

The Subject has operated as an automotive service center since 1986. The Subject is listed as a RCRA Conditionally Exempt Small Quantity Generator (CESQG) used of hazardous wastes and generation of waste oil, recycling of batteries and tire. According to a review of the available information on the Florida Department of Environmental Protection (FDEP) Oculus website, a compliance inspection was conducted in June 2010 after a complaint was received by the EPA Region IV. The inspection noted violations, resulting in a FDEP meeting and consent order. The consent order fine was paid and the facility was found to be in compliance the same year.

No additional environmentally sensitive historical uses were identified in association with the Subject Property.

Adjoining and Surrounding Property Summary Findings

The historical uses of the adjoining and surrounding properties consisted of citrus groves between at least the early 1940s and early-1970s; vegetated and/or cleared land and a shopping center in approximately 1976; commercial development and cleared land in approximately 1980; commercial development and single-family residences between 1993 and 1997; and commercial development, single-family residences, and an assisted living facility between at least 2007 and the present.

No environmentally sensitive historical uses of the adjoining or surrounding properties were identified.

Sources of Historical Information

The following table summarizes the time interval and sources of information reviewed to determine the historical use of the Subject Property, as well as the adjoining and surrounding area.

Dates	Topographic Maps	Aerial Photographs	Sanborn Maps	City Directory Abstracts	Other
Pre - 1940					
1940					
1945	✓	✓			
1950		✓			
1955		✓			
1960					
1965		✓		✓	
1970		✓		✓	
1975	✓	✓		✓	
1980		✓			
1985	✓	✓		✓	
1990				✓	
1995	✓	✓			
2000		✓		✓	
2005		✓		✓	
2010		✓			
2015	✓			✓	
2019					

4.1 Topographic Maps

CBRE reviewed the following historical topographic maps of the Subject Property and vicinity, as provided by EDR and included in the [Maps and/or Historical Aerial Photographs](#) Appendix of this report:

Topographic Maps		
Year	Subject Property	Surrounding Properties
1943	Improved with agriculture (citrus groves) and bordered along the eastern boundary by a road	Depicted as improved with citrus groves, a road, and vegetated land.

Topographic Maps		
Year	Subject Property	Surrounding Properties
1974	Apparent vegetated land bordered along the eastern boundary by a road (Antilles Drive).	A large rectangular structure is depicted to the northwest.
1987, 1995	No significant changes are depicted	Small structures are depicted to the south. Streets and "shading" or development is depicted to the east of the Subject Property.
The current US topographic map (2012) is a graphic representation of The National Map digital data. Some features depicted on traditional topographic maps, such as pipelines and buildings, are absent because suitable data is not currently available.		

A review of topographic maps did not identify environmental concerns to the Subject Property.

4.2 Fire Insurance Maps

Historical fire insurance maps produced by the Sanborn Fire Insurance Company were requested from EDR to evaluate past uses and relevant characteristics of the Subject Property and surrounding properties. Sanborn Maps were not available for the Subject Property and vicinity.

4.3 Aerial Photographs

Aerial photographs provided by EDR were reviewed to identify historical features of the Subject Property and vicinity that are considered an environmental concern. Aerial maps are located in the [Maps and/or Historical Aerial Photographs](#) Appendix of this report. A summary of the review of aerial photographs follows:

Aerial Photographs		
Year	Subject Property	Surrounding Properties
1942, 1951, 1957, 1962	Apparent citrus groves and a road bordering the eastern boundary	Apparent citrus groves are shown to the north, west, and south of the Subject Property. A road followed by vegetated land are shown to the east of the Subject Property.
1970	Apparent vegetated land.	Remnants of the former citrus groves are identified to the north, west, and south of the Subject Property. Cleared land is shown to the east of the Subject Property.
1976	Cleared land	Cleared land is indicated to the south, north, and east of the Subject Property. An apparent shopping center is identified beyond to the west/northwest of the Subject Property.

Aerial Photographs		
Year	Subject Property	Surrounding Properties
1980	Cleared land.	Land clearing and a street are indicated to the east and a rectangular structure is observed to the south of the Subject Property. A large shopping center and parking lot are observed to the west of the Subject Property.
1986, 1993, 1997	A rectangular structure, parking lot, and parking vehicles are indicated.	No significant changes except the land to the north is cleared and structures indicative of residences are indicated to the east of the Subject Property.
2007, 2010	No significant changes.	No significant changes except a large irregular structure and parking lot are indicated to the north of the Subject Property.

A review of aerial photographs did not identify environmental concerns to the Subject Property.

4.4 City Directories

A historical City Directory Abstract provided by EDR was reviewed to assess the presence of historical occupants with potentially adverse environmental operations or conditions at the Subject Property and vicinity. The years and associated general uses and/or operations are summarized in the following table.

City Directory Abstracts		
Year	Subject Property	Adjoining/Surrounding Properties
1964, 1969, 1974, 1983, 1987	No listings	No listings
1995	Oakhurst Plaza Auto Service Center	South: 9150 137th Street-Kinder Care Learning Center
1999	Oakhurst Plaza Auto Service Center	9300 137th Street-Arden Courts Manor Care Health Services
2003	No listings	No listings

A review of City Directory Abstracts did not identify environmental concerns to the Subject Property, except the presence of an auto repair facility between at least 1995 and 1999. The auto repair facility is discussed further in Section 5.0 Regulatory Records.

4.5 Chain-of-Ownership / Chain-of-Title

A copy of the Subject Property's Chain-of-Title has not been provided to CBRE for review.

4.6 Previous Reports, Plans, Surveys, and Other Historical Documentation

CBRE was provided the following previous environmental assessment(s) of the Subject Property, relevant portions of which are included in the appendices. The following is a summary of the documents provided for review:

Report Name / Address	Report Date	Preparer	Client
Phase I ESA	August 3, 2017	CBRE	SunTrust Bank

A review of historical documentation did identify environmental concerns to the Subject Property. Recognized Environmental Conditions (RECs) were noted as follows:

- Property History-over 30 years of auto repair operations with eight in-ground hydraulic lifts, including FDEP violations associated with hazardous waste;
- Hazardous Substances/Petroleum Products-storage of the hazardous materials was unsatisfactory. Antifreeze and other fluids are disposed into floor drains connected to an oil/water separator;
- Other Visual Observations-Significant staining in hazardous waste storage areas has migrated onto the pavement and fence. Approximately one-inch of waste oil was observed within the secondary containment of a waste oil AST; and
- Asbestos-Containing Materials-Based on the date of construction, ACM may be present.

Recommendations included performance of a subsurface investigation and ACM sampling in the event of renovations or demolition activities.

5.0 REGULATORY RECORDS

Summary Findings

Results of the regulatory database and regulatory records review identified the following environmental concerns:

5.1 Regulatory Database

The Regulatory Database Report documents the listing of sites identified on federal, state and local (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. A copy of the Regulatory Database Report is in the [Appendices](#) and is used to identify RECs in connection with the Subject Property. The listings serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the Subject Property and the potential for contaminants to migrate onto the Subject Property from off-site sources in groundwater, or soil in the form of liquids or vapor.

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD.

Database Reviewed	AMSD (Miles)	Subject Property	Adjoining	Surrounding	Total
Federal NPL Site List	1.00				0
Federal SEMS Sites	0.50				0
SEMS-ARCHIVE (No Further Action) Sites	0.50				0
Federal RCRIS TSD Sites	0.50				0
Federal RCRIS Generators Sites	Subject Property / Adjoining	✓			1
Federal CORRACTS Site	1.00				0
Federal ERNS Site	Subject Property				0
Federal IC/EC Registries	Subject Property				0
Federal FINDS Site	Subject Property				0
State and Tribal Equivalent NPL	1.0				0
State and Tribal Lists of SEMS Equivalent Sites (former Equivalent CERCLIS)	0.50				0
State and Tribal Landfills or Solid Waste Sites	0.50				0

Database Reviewed	AMSD (Miles)	Subject Property	Adjoining	Surrounding	Total
State and Tribal Registered UST/AST Site Facility List	Subject Property / Adjoining		✓	✓	2
State and Tribal Leaking UST/Spill (LUST) List	0.50				0
State and Tribal IC/EC Registries	Subject Property				0
State and Tribal Voluntary Cleanup Sites	0.50				0
State and Tribal Brownfields Sites	0.50				0
Other Regulatory Databases	Subject Property / Adjoining	✓		✓	7

5.1.1 Discussion of Orphan Sites

The regulatory database identified no "Orphan Sites." Orphan Sites are those sites that could not be mapped or "geocoded" due to inadequate address information.

5.1.2 Subject Property Listings and Findings

The Subject Property, under the name of Oakhurst Auto Service and addressed as 9220 137th Street, Seminole, Florida, was identified on the RCRA-VSQQ and ECHO/FINDS regulatory databases.

- Oakhurst Auto Service-9220-137th Street, Seminole-FINDS, ECHO, RCRA-VSQQ
- The Subject Property, under the name of Oakhurst Auto Service and addressed as 9220 137th Street, Seminole, Florida, was identified on the RCRA-VSQQ and ECHO/FINDS regulatory databases. The Subject Property has operated as an auto repair facility for approximately 33 years. The Subject was listed as a CESQG for ignitable waste. Violations were listed for the Subject Property in June 2010. According to a review of the available information on the Florida Department of Environmental Protection (FDEP) Oculus website, a compliance inspection was conducted in June 2010 after a complaint was received by the EPA Region IV. The inspection noted violations which resulted in a FDEP meeting and consent order. The violations included lack of documentation for disposal of hazardous waste and used oil, storing used mercury bulbs in no container or an open container, lack of secondary containment for the used oil AST or provide a double-walled AST, unlabeled used oil containers, and not recycling used antifreeze and pouring directly into the oil/water separator. The fine in connection with the consent order was paid and the facility was deemed to be in compliance the same year.

Ms. Paul Smith, Pinellas County Environmental Health, provided additional information regarding the Subject Property. According to Facility Detailed Listed Report for Oakhurst Auto Service, the Subject Property is a CE-RCRA facility (EPA ID FLR000167767) and

County Facility ID 202318. The last update to the file was May 14, 2015. The report noted the waste types generated include lead-acid batteries, fluorescent lamps, mineral spirits, waste oil, wastewater/rinse, rags, and uncrushed oil filters.

5.1.3 Adjoining / Surrounding Property Listings and Findings

CBRE considered the following factors to determine if sites on the list have a likelihood to represent an environmental concern to the Subject Property:

- The regulatory status and specific database listing on which the site is identified.
- The topographic position, direction, and distance of the identified site relative to the Subject Property.
- Local soil conditions in the Subject Property area.
- The known or inferred groundwater flow direction in the Subject Property area.
- Surface and subsurface obstructions and preferential pathways (e.g., buildings, roads, sewers, utility service lines, rivers, lakes, and ditches) between the identified site and the Subject Property.

Adjoining Properties

Arden Courts of Seminole at 9300 Antilles Drive, the adjoining property to the north, was identified on the State Registered Tank regulatory database. Information related to this listing indicated Arden Courts of Seminole, operates as an assisted living facility, utilizes one 1,325-gallon aboveground storage tank (AST) for an emergency generator. The AST was installed on February 1, 2019 and no violations and/or issues are noted.

Surrounding Properties

Given a variety of factors including intervening distance, groundwater flow, furthest known extent to the contamination, and/or regulatory status, the sites in the surrounding area identified during CBRE's regulatory database review are not considered a REC to the Subject Property.

5.2 Government Records Review and Findings

Summary of Findings

The following table summarizes regulatory agencies that were contacted for records and the response status on the Subject Property and/or surrounding sites of interest.

Agency	Contact	Contact No.	Date	Response
Building Dept.	N/A	http://www.pinellascounty.org/build/	11/21/19	Yes
Tax Assessor	N/A	https://www.pcpao.org/	11/21/19	Yes

Agency	Contact	Contact No.	Date	Response
Fire Dept.	Fire Chief Burdon	727-393-8711	11/25/19	No
Pinellas County Health Dept.	Paula Smith	Paula.Smith@flhealth.gov	11/21/19	Yes
FDEP	Lauren Garcia	850-245-8362	11/22/19	Yes
Southwest Florida Water Management	N/A	https://www.swfwmd.state.fl.us/	11/22/19	Yes

5.2.1 Municipal Records Review and Interviews

The status of the request for information and/or interviews from municipal agencies is described below:

Building Department
Based on records from Pinellas County Building Department, the existing Subject Property improvements were constructed in 1986. No information of environmental concern was noted in the available records.
Tax Assessor
According to the tax assessor records, the Subject Property improvements were constructed on a 1.0-acre parcel. The Subject Property is identified on local tax maps as 19-30-15-00000-410-0110. The existing Subject Property improvements were constructed in 1986.
Fire Department
No response received as of the date of this report.
County Health Department
The response from the County Health Department included the following information with regards to the Subject Property: no records of tanks, septic tanks, environmental health permits, or sanitary nuisance complaints.
Other
Research of Southwest Florida Water Management District's database did not identify well construction permits.

5.2.2 State Agency Records Review and Interviews

The status of the request for information from state agencies and the information received is described below:

Florida Department of Environmental Protection

FDEP MapDirect noted the Subject Property is a haz waste facility-CE-RCRA facility (202318) and EPA FLR000167767 . The report dated May 15, 2015 state: "The business has been here for over 30 years. They have a 330-gallon used oil tank in secondary containment one 55 gallon used oil filters drum and one parts washer. There are two oil/water separators on the premises which Raider Services is the waste hauler and waste disposal documents are available for inspection. On June 15, 2010, FDEP inspected the facility due to a complaint received on June 7, 2010."
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Southwest Florida Water Management District
--

No records for well construction permits or Environmental Resource Permits were identified in Southwest Florida Water Management District's database.

5.2.3 Environmental Permits

The following environmental permits have been issued at the Subject Property:

- RCRA Conditionally Exempt Small Quantity Generator of hazardous waste EPA FLR000167767. The permit is further discussed in 5.1.2 Subject Property Listings and Findings.

5.3 Environmental Liens and/or Activity and Use Limitations (AULs)

A review of available records cited in this section did not identify environmental liens or AULs associated with the Subject Property.

6.0 QUESTIONNAIRES AND INTERVIEWS

Summary of Findings

CBRE sent a User Questionnaire to the User, or conducted interviews as tabulated below. The purpose of User Questionnaire is to determine the User's knowledge of environmental concerns related to the Subject Property. The purpose of the interviews is to obtain information indicating RECs in connection with the Subject Property which were not apparent during CBRE's site reconnaissance or historical review. This includes hazardous waste or toxic material releases and affected media, conditions, which may not have been apparent at the time of the site reconnaissance and to satisfy the User interview and all appropriate inquiry requirements.

Interview / Questionnaire Response Summary

Interviews / Questionnaires				
Name	Affiliation	Telephone No.	Questionnaire	Interview
Jonathan Hecht	Earnest Realty, Inc., User	727-323-1706	Not Completed	Not Completed
Robert Barnum	Earnest Realty, Inc., User and Site Contact	727-323-1706	Not Completed	Completed
Susan Slobodkin	Site Owner	727- 593-0747	Completed	Completed
Todd Sakow	Buyer and User	727-222-1387	Completed	Completed

Summary of the information obtained from interviews and/ or questionnaires identified the following environmental concerns associated with the Subject Property:

- Interview information from the key site contact indicated the facility was under Consent Order in 2010 due to pouring of used antifreeze into floor drains in the service center. The Consent Order violation was paid and the violations have since been remediated (e.g., double-walled AST with containment). As of 2010, the Subject Property is considered to be "in compliance." Ms. Susan Slobodkin, Site Owner, is unaware of any FDEP inspections since this time.
- Ms. Susan Slobodkin, Site Owner, was unaware of the monitoring well located at the Subject Property, upgradient of the adjacent cell tower property. She indicated the Subject Property's relationship with T-Mobil has been adversarial at best and she "did not trust them."

6.1 Subject Property Representative Interviews

6.1.1 User

The User completed the User Questionnaire as tabulated below:

No.	Item	Answer	Comments
1	Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No	A copy of the Subject's Chain-of-Title has not been provided to CBRE for review.
2	Did a search of recorded land title records to identify any 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?	No	A copy of the Subject's Chain-of-Title has not been provided to CBRE for review.
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?	No	The User indicated they have no specialized knowledge of the type of business or operations of previous occupants of the Subject Property or adjoining properties .
4	Does the purchase price paid for this property reasonably reflect the fair market value of the property?	Yes	The User indicated the purchase price paid for the Subject Property was a fair market value.
5	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?	No	The User has indicated they are unaware of any environmental conditions in connection with the Subject that have resulted in the diminution of its purchase price in relation to its Fair Market Value.
6	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?	Yes	The User is not aware of any information associated with any conditions indicative of releases or threatened releases at the Subject Property.
7	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?	Yes	The User indicated they have no knowledge and experience of any indicators of the presence or likely presence of releases at the property.
8	Purpose for performing the Phase I ESA for due diligence purposes?	Yes	The User is aware of the Phase I ESA for underwriting purposes.

6.1.2 Key Site Manager

Historical Site Use

According to Robert Barnum, Earnest Realty Inc, who has been involved with the Subject Property for the past two years. Mr. Barnum indicated the sale was due to the passing of the Site Owner, Mr. William Slobodkin. The Subject Property is currently owned and operated by his spouse, Ms. Susan Slobodkin. Mr. Barnum indicated a prior Phase I ESA was performed in 2017 and he is unaware of any asbestos testing. He indicated that batteries and tires are recycled. He believe the oil water separator is pumped out periodically. He noted there are eight (8) hydraulic lifts and four (4) are inoperable. He is unaware of any inspection reports. Mr. Barnum believes the Subject Property was vacant land prior to the construction of the auto repair facility by the Slobodkins.

Proceedings Involving the Subject Property

According to Robert Barnum, they had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products involving the Subject Property, with the exception of the Consent Order in 2010.

6.1.3 Occupants

The Site Owner is the occupant. Ms. Susan Slobodkin, Site Owner, noted she and her late husband constructed the auto service center approximately 30 years ago. She provided copies of waste removal manifests from Raider Environmental dated between 2012 and 2019 for used oil, antifreeze, tires, and used oil filters. Please see Section 6.0 Summary of Findings.

6.1.4 Past Owners

CBRE was unable to locate the Subject Property's former owner.

6.2 Environmental Liens and/or Activity and Use Limitations (AULs)

No environmental liens or AULs related to the Subject Property were identified from interview information.

7.0 SITE RECONNAISSANCE

Summary Findings

Based on the observations or other information obtained during the site reconnaissance the following environmental concerns were identified:

- Drains were located throughout the auto repair center, and substantial staining was observed throughout the center.
- Poor housekeeping was observed in the waste oil and drum storage room, which consists with a fenced, covered area. Staining has migrated outside of the area, encroaching the parking lot. Approximately 1-inch of oil was observed within the AST spill containment.
- Staining and poor housekeeping was observed within the parts storage room.
- A monitoring well of unknown installation, depth, and purpose was observed at the southwest corner of the Subject Property, near the adjacent cell tower property.

7.1 Site Reconnaissance Information

Site Visit Date	November 20, 2019
CBRE Representative	Chyrisse Tabone
Site Contact, Title, Contact Information	Robert Barnum
Weather Conditions	Sunny and 70 degrees

7.2 Site Reconnaissance Observations

During the Subject Property reconnaissance, CBRE conducted a visual assessment for indications of environmental concerns at the Subject Property. Consistent with the ASTM Standard, an effort was made to identify the presence of the following tabulated items, which could indicate the potential presence of RECs on the Subject Property. Observations at the Subject Property are described in greater detail below the table.

Subject Property Reconnaissance Observations	Observed on Subject Property
Chemical Storage and Use	Yes
Bulk Storage Tanks	
• USTs	No
• ASTs	Yes
Solid and Liquid Waste and Wastewater	
• Solid Waste (i.e. Household and Industrial Waste)	Yes

Subject Property Reconnaissance Observations	Observed on Subject Property
• Sanitary Waste (i.e. Municipal System and/or Septic Systems Features)	Yes
• Stormwater (Including on-site retention or detention features)	Yes
• Hazardous Waste	Yes
Floor Drains and Sumps	Yes
Stained Soil, Stained Pavement, Stressed Vegetation, and Pooled Liquid, and/or Odors	Yes
Polychlorinated Biphenyls (PCBs)	
• Electrical Transformers	Yes
• Hydraulic Equipment (Elevators, Lifts, Compactors, Balers, etc.)	Yes
On-Site Fill	No
Wells	Yes
Pits, Ponds and Lagoons	No
Air Emissions	No
Other Potential Environmental Concerns Observed	No

7.3 Chemical Storage and Usage

The chemical storage and usage identified at the Subject Property is discussed and tabulated below:

Location	Container Type	Product Type	Container Size (Gallons)	Secondary Containment	Area Conditions	Concern
Fenced storage area	AST	Waste Oil	300 gallons	Yes	Poor	Yes; See Below
Fenced storage area	Steel Drum	Used oil filters	2-drums	No	Poor	Yes; See Below
Service center	Steel Drum	Anti-freeze	Unknown	No	Fair	No
Service center	Steel Drum	Parts cleaner	Drum	No	Fair	No
Service center and parts storage room	Retail-Sized	Oils, lubricants	Unknown	No	Poor	No

Location	Container Type	Product Type	Container Size (Gallons)	Secondary Containment	Area Conditions	Concern
Fenced storage area	Steel Drum	Mineral spirits	Drum	No	Poor	Yes; See Below

The Subject Property operates as an auto repair facility. The chemicals are stored in the auto service area, the fenced AST/drum area, and the parts storage room. Floor staining was observed throughout. The drums are not stored in second containment. The 300-gallon waste oil AST has secondary containment and approximately 1-inch of petroleum was observed in the base. Housekeeping is generally fair to poor. Several floor drains were observed in the auto service area, that tie into the oil/water separator, which is located to the southwest of the subject building. The 33-year tenure of the facility, the extensive staining within the subject building, including outside of the fenced AST/drum storage area, is considered a REC to the Subject Property.

7.4 Bulk Storage Tanks

ASTs

Location	Size (g)	Age (yrs)	Product	Secondary Containment	Construction Type	Staining	Concern
Fenced storage area	300	33	Used oil	Yes	Steel double-walled	Yes	Yes; See Below

The waste oil AST is located within a concrete spill containment, however, there was approximately 1-inch of fluid within the containment. The flooring surrounding the AST was observed to be heavily stained. The floor of the storage area's chain link fencing was stained surrounding the asphalt pavement. CBRE considers this to represent a REC to the Subject Property.

7.5 Solid and Liquid Waste

Solid Waste

Solid Waste Type	Disposal Location	Container Type	Disposal Provider	Disposal Frequency	Concern
Used oil filters	Fenced storage area	Drums	Raider Environmental Services	Bi-monthly	No

Solid Waste Type	Disposal Location	Container Type	Disposal Provider	Disposal Frequency	Concern
Used tires	Parts storage room	Racks	Recycling company (name unknown)	Bi-monthly	No
Lead and metal	Parts storage room and auto service center	Buckets	Recycling company (name unknown)	Annually	No
Fluorescent bulbs	Parts storage room	Boxes	Recycling company (name unknown)	As needed	No

Minor amounts of staining were observed in the parking areas. The staining appeared superficial and limited in extent, consistent with routine leakage from automobiles. Empty plastic oil bottles were observed within the dumpster however, no staining was observed. It is CBRE's opinion that this is a *de minimis* condition and is not considered a REC.

Sanitary Waste

No operations, likely to require a significant waste water discharge, were noted by or reported to CBRE. Water that enters the sanitary system is routed to the city's treatment plant.

Stormwater

Storm water flows off the Subject Property by sheet flow or percolates into the ground and to the stormwater swale located at the southern boundary of the Subject Property.

Hazardous Waste

Hazardous waste per the following schedule is generated on the Subject Property. Stored hazardous waste housekeeping was considered unsatisfactory. The hazardous waste containers located in the vicinity of the auto repair and drum storage areas are a concern. Extensive floor staining was observed throughout the facility and several floor drains were observed within the car repair area. Containers are uncapped, leaking, and stored haphazardly. Approximately 1-inch of product was observed within the spill containment of the waste oil AST. Further, stains were observed on the containers and on the ground, floor, and asphalt pavement at the exterior of the fencing of the drum storage area. The floor drains reportedly discharge to the municipal sewer system, and which is linked to an oil waste separator (OWS).

7.6 Floor Drains and Sumps

Trench and floor drains within the auto repair area discharge to the sanitary sewer system via an oil/water separator. Interviews with the Site Contact and Site Owner were vague about the disposal of antifreeze; however, review of the prior ESA report dated 2017 noted the fluids were poured into the floor drains in the main service area. The Site Owner noted the OWS has been pumped out, however, the frequency is unknown. Review of waste manifests dated between 2012 and 2019 did not identify removal of antifreeze.

7.7 Stained Soil, Stained Pavement, Stressed Vegetation, Pooled Liquid and/or Odors

Location	Type	Extent	Ground Cover	Concern
Car repair area	Flooring	Throughout	Cement, however, drains are present	Yes
Fenced drum storage area	Flooring	Throughout	Cement	Yes
Outside of chainlink fence of drum storage area	Flooring	A few inches near the fencing	Asphalt	Yes

Extensive staining was observed throughout the car repair area, drum storage area, and parts storage room. Poor housekeeping was observed and approximately 1-inch of oil was observed within the spill containment of the waste oil AST. Several drains were observed throughout the auto repair area. It is CBRE's opinion that this is is considered a REC.

7.8 Polychlorinated Biphenyls - PCBs

Transformers

Location	Number	Type	Age (yrs)	Owner	PCB Containing	Condition	Concern
Northern and southern boundaries	Two (2)	Pole-mounted	33 years	Duke Energy	Labeled "No PCBs"	Good	No

CBRE observed two (2) pole-mounted transformers at the Subject Property. The transformers were labeled with "Non-PCB" stickers. The electrical equipment CBRE observed appeared to be in good condition, free of leakage.

In accordance with *Title 40—Protection of Environment, Chapter 1—Environmental Protection Agency, Subchapter R—Toxic Substance Control Act (TSCA), Part 761—Polychlorinated Biphenyls (PCBs), Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of the transformers, Duke Energy, is responsible for the transformers' maintenance and remediation in the event of a leak.

Hydraulic Equipment (Elevators, Lifts, Compactors, Balers, and Others)

Location	Type	Age	PCB Containing	Condition	Concern
Auto repair area	In-ground	33 years	Unknown	Unknown	Condition is unknown

Eight (8) below ground hydraulic lifts and one alignment rack were observed in the auto repair area. The manufacture of PCBs was banned in 1979. Based on the age of the improvements at the Subject Property, it is unlikely that PCB-containing hydraulic equipment is present. The Site Owner, Ms. Susan Slobodkin, was unaware when the last inspection of the hydraulic lifts was performed. It may be prudent to conduct further investigation to determine the integrity of the lifts and PCB concentrations, if any, present in the hydraulic fluid.

7.9 Wells

Well Location	Well Type	Well Age	Well Depth	Well Construction	Concern
Southwest corner of parking lot	Monitoring well	Unknown	Unknown	Unknown	Site owner was unaware of the well

An apparent monitoring well was observed at the southwest corner of the parking lot, approximately 10 feet upgradient of the cell phone tower property. Ms. Susan Slobodkin, Site Owner, was unaware of the monitoring well located at the Subject Property and indicated the Subject Property's relationship with T-Mobil has been adversarial at best. T-Mobil wanted to put the cell phone tower at the Subject Property but the adjacent Ace Hardware property took the opportunity. She said she has had problems with T-Mobil and "did not trust them." The well was fitted with a locked/bolted cap. Since the well could serve as a potential pathway for contamination to the subsurface, we recommend that the well cap be secured. If the well is no longer in use, we recommend that it be closed in accordance with governmental regulations and good and customary practice. The unknown monitoring well is considered to be a REC to the Subject Property.

8.0 NON-ASTM SCOPE CONSIDERATIONS

Summary Findings

Based on observations and/or other documentation related to the Non-ASTM Scope Considerations addressed in this section resulted in the identification of the following BERs and/or environmental concerns:

8.1 Asbestos Containing Materials (ACM)

The following table summarizes observations made of suspect and presumed ACM:

Suspect and Presumed ACM				
Location	Material	Condition	Potential for Disturbance	Friable
Lobby and restrooms	Resilient floor finish assemblies	Good	Low	No
Lobby and restrooms	Wallboard assemblies	Good	Low	No
Lobby and restrooms	Acoustical ceiling tiles	Good	Low	Yes

All of the suspect ACM observed appeared to be in good condition. Based on the age of the building and condition of the suspect materials, we recommend one of the following options in regards to suspect ACM: Chyrisse Tabone

- Presume all suspect materials are indeed ACM and develop and implement an Operations and Maintenance (O&M) plan to include all presumed ACM (PACM), which would be a useful document to protect the owner and occupants from the inadvertent disturbance of building materials which may contain asbestos.
- Perform a building survey to identify any ACM in the building and develop and implement an O&M plan if ACM is identified in the survey.

If renovation or demolition is planned the EPA requires that a comprehensive, destructive asbestos inspection including sampling and testing of suspect ACM, be completed.

8.2 Lead-Based Paint (LBP)

Since the Subject Property was constructed after the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers and the use of LBP in residences, it is unlikely that LBP exists in locations and quantities suspected to represent an environmental concern.

8.3 Water Intrusion, Staining and Potential Microbial Growth

Although microbial growth is ubiquitous and may occur in a very short time span, an effort was made to identify conspicuous microbial growth and areas of apparent water intrusion/staining in the common areas surveyed.

Findings of the observed conditions are tabulated below:

Damaged Material	Extent of Damage	Active Moisture Intrusion	Source	Concern?
Acoustic tiles	Water stains	No	Possible HVAC condensation	Minor

No visual or olfactory indications of mold growth were observed; however, water-stained ceiling tiles were observed. The area appears to be isolated and can be remedied with routine maintenance. According to the Site Contact, Robert Barnum, there are no known water leaks, infiltration or ponding concerns, and no known mold problems.

8.4 Lead in Drinking Water

The Subject Property receives its drinking water from Pinellas County. According to the 2018 Pinellas County Water Quality Report, the utility company tests its water before it enters the distribution system. The water supplied to the Subject reportedly meets federal and state drinking water standards, including those for lead and copper.

8.5 Wetlands

CBRE reviewed the applicable United States Fish and Wildlife Service National Wetlands Inventory (NWI) map and USGS quadrangle map. Based on this information, no wetland resources were identified on or adjoining the Subject Property.

8.6 Radon

According to the radon zone maps provided by the USEPA, radon concentrations in Pinellas County average below 2.0 picocuries per liter (pCi/L), which is below the 4.0 pCi/L action level established by the USEPA and places the Subject Property in an EPA Radon Zone 3. Based solely on this data, it is unlikely that radon represents an environmental concern at this time.

9.0 VAPOR ENCROACHMENT CONDITIONS (VECS)

CBRE conducted a “Tier I” (non-intrusive) Vapor Encroachment Screening (VES) on the Subject Property in accordance with the methodology set forth in ASTM E 2600-15 “*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*”. During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Subject Property with respect to chemicals of concern that may migrate as vapors into the vadose zone of the Subject Property as a result of contaminated soil and/or groundwater on or near the Subject Property.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject Property area (Section 3.5 Physical Site Setting) as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. CBRE also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject Property and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject Property and surrounding properties.

Historical and current uses of the Subject Property were not identified to likely represent a VEC. Additionally, several impacted properties were identified in CBRE’s regulatory database review; however, based upon groundwater flow direction and/or the furthest known extents of the contamination, none of these properties are suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC. Therefore, CBRE concludes that a VEC can be ruled out.

10.0 ENVIRONMENTAL PROFESSIONAL SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 C.F.R. 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Signature of EP:

Name of EP: Peter Biolchini

Title: Managing Director, EP

Date: December 6, 2019

11.0 LIMITING CONDITIONS

This report has been prepared in compliance with the ASTM standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E1527-13.

The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.

In preparing this report, CBRE has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to CBRE at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, CBRE did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

Observations were made of the Subject Property and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, CBRE renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the Subject Property and structure. In addition, CBRE renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.

CBRE submitted requests for information in accordance with the Freedom of Information Act (FOIA) to various governmental agencies. As of the date of this report, responses to some or all these requests may not have been received.

CBRE does not represent that the Subject Property referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by CBRE during the site reconnaissance, information referenced or discussed in the report, and analysis of the database search results.

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Unless specifically identified within Section 2, Chinese drywall, indoor air quality and any other non-ASTM scope issues as identified in ASTM E1527-13, Section 13.1.5, are excluded from the scope of this assessment.

ACRONYMS AND DEFINITIONS

This ESA uses various acronyms and abbreviations to describe site, regulatory, or regulatory database phrases. Not all acronyms or abbreviations are applicable to every ESA. Refer to the commonly used acronyms and related phrases below.

Acronym	Phrase	Acronym	Phrase
AAI	All Appropriate Inquiry	LBP	Lead-Based Paint
ACM	Asbestos Containing Material	LQG	Large Quantity Generator
AHERA	Asbestos Hazard Emergency Response Act	LUST	Leaking Underground Storage Tank
AST	Aboveground Storage Tank	MSDS	Material Safety Data Sheet
ASTM	American Standard for Testing Materials International	NFA	No Further Action
BRA	Brownfield Redevelopment Authority	NFRAP	No Further Remedial Actions Planned
CAA	Clean Air Act	NPDES	National Pollutant Discharge Elimination System
CERCLA	Comprehensive Environmental Response Compensation and Liability Act	NPL	National Priority List
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System	OSHA	Occupational Safety and Health Administration
CESQG	Conditionally Exempt Small Quantity Generator	PCA	Property Condition Assessment
COC	Chemicals of Concern	PCBs	Polychlorinated Biphenyls
CORRACTS	Corrective Action Sites	PCR	Property Condition Report
CREC	Controlled Recognized Environmental Condition	PNAs	Polynuclear Aromatics
DEQ	Department of Environmental Quality	RAP	Remedial Action Plan
DNPL	Delisted National Priority List	RCRA	Resource Conservation and Recovery Act
DNR	Department of Natural Resources	RCRIS	Resource Conservation and Recovery Information System
DTSC	Department of Toxic Substances Control	REC	Recognized Environmental Condition
ENG	Engineering	RWQCB	Regional Water Quality Control Board
ERNS	Emergency Response Notification System	SARA	Superfund amendments and Reauthorization Act
FEMA	Federal Emergency Management Agency	SCAQMD	South Coast Air Quality Management District
FOI	Freedom of Information	SQG	Small Quantity Generator
FOIA	Freedom of Information Act	SVOC	Semi-Volatile Organic Compounds
FOIL	Freedom of Information Letter	TSCA	Toxic Substance Control Act
HASP	Health and Safety Plan	TSDF	Treatment Storage and/or Disposal Facility
HREC	Historic Recognized Environmental Condition	USEPA	United States Environmental Protection Agency
HUD	U.S. Department of Housing and Urban Development	UST	Underground Storage Tank
HVAC	Heating Ventilation & Air Conditioning	VOC	Volatile Organic Compound
IAQ	Indoor Air Quality	WWTP	Wastewater Treatment Plan
INST	Institutional		

**SUBJECT PROPERTY PLAN /
LOCATION MAP**



Location Map

Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776
CBRE Project No.: PC91158695

CBRE

PHOTOGRAPHS



1
Southern entrance to Subject Property



2
Northern entrance to Subject Property (facing southwest)



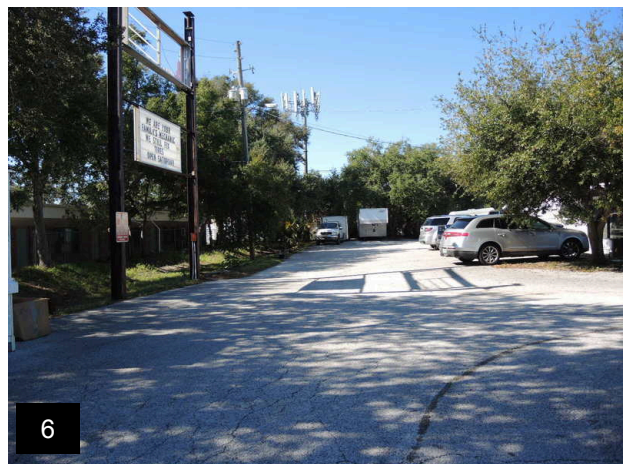
3
Eastern portion of Subject Property and auto repair bays



4
Front entrance to reception area



5
Attached covered fenced storage area for waste oil and drum storage area



6
Southern portion of Subject Property, pole-mounted transformer, and cell phone tower (facing west)



7
Signage and adjacent commercial building to the south



8
137th Street N (AKA Antilles Drive) followed by single-family residences



9
Eastern boundary of Subject Property (facing north)



10
Storm drain and stormwater swale



11
Northern entrance to Subject Property followed by adjacent assisted living facility to the north



12
Adjacent commercial property to the south



13
Oil water separator located at southwestern corner of building



14
Oil water separator and southern portion of Subject Property



15
Stormwater swale and adjacent cell phone tower



16
Cell phone tower, generator, and propane tank



17
Monitoring well located at southwestern corner of parking lot, near the cell phone tower



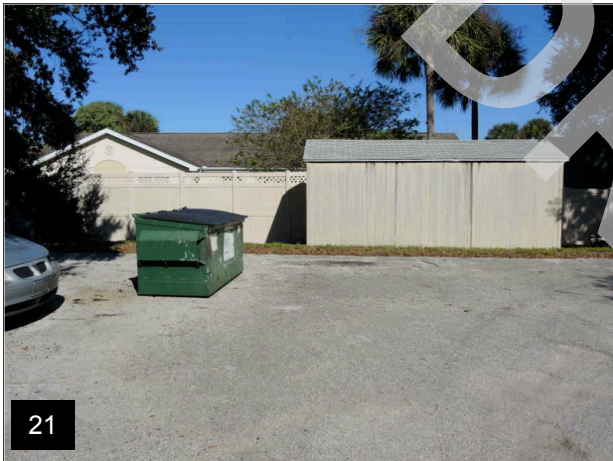
18
Western portion of the Subject Property (facing north)



19
Ace Hardware



20
Stormwater retention area followed by Publix



21
Dumpster and shed located at adjacent assisted living facility property



22
Empty oil containers in dumpster



23
Northern portion of Subject Property and fenced/covered waste oil and drum storage area



24
Western portion of Subject Property (facing southeast)



25
Car repair area with in-ground hydraulic car lifts



26
Hydraulic car lifts



27
Floor drain in car repair area



28
Floor drain in car repair area



29
Floor drain in car repair area



30
Recessed flooring for car alignment



31
Retail-sized bottles of oils and entrance doors to office and reception lobby



32
Car repair area



33
Area intended for car detailing but not in use. Floor drain is covered.



34
Parts cleaner



35
Floor drain



36
Fenced drum storage area with pallets and waste parts



37
Drum storage area with heavily stained floor



38
Drum of mineral spirits



39
Spill containment enclosure and 300-gallon waste oil AST



40
Drums of used oil filters



41
Drum of hydraulic oil and gas cans



42
Front reception area



43
Air compressor located in drum storage area



44
Reception/waiting area



45
Water-stained ceiling tiles in waiting room



46
Restroom



47
Car repair area (facing north)



48
Ceiling of car repair area



49
Machining equipment



50
Scrap lead



51
Paint and extinguishers near entrance of parts storage room



52
Parts storage room



53
Lathe in parts storage room



54
Stacks of retail-sized containers of lubricants, cleaners, and oil.



Boxes of fluorescent bulbs



Fluorescent bulbs and racks of tires



Racks of tires



Empty bottles of oil



Paints in parts storage area




Used batteries awaiting recycling



Rear of building and western portion of Subject Property
(facing west)

DRAFT

MAPS AND/OR HISTORICAL AERIAL PHOTOGRAPHS



Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776

Inquiry Number: 4999553.3

July 20, 2017

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/20/17

Site Name:

Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776
EDR Inquiry # 4999553.3

Client Name:

CBRE
201 South College St.
Charlotte, NC 28244
Contact: Sarah Freitag



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 93D0-476E-8142

PO # PC70736489

Project PC70736489

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 93D0-476E-8142

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776

Inquiry Number: 4999553.4
July 20, 2017

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

07/20/17

Site Name:

Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776
EDR Inquiry # 4999553.4

Client Name:

CBRE
201 South College St.
Charlotte, NC 28244
Contact: Sarah Freitag



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by CBRE were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	PC70736489	Latitude:	27.85678 27° 51' 24" North
Project:	PC70736489	Longitude:	-82.828555 -82° 49' 43" West
		UTM Zone:	Zone 17 North
		UTM X Meters:	319957.37
		UTM Y Meters:	3082680.05
		Elevation:	49.00' above sea level

Maps Provided:

2012
1995
1987
1974
1943

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Clearwater
2012
7.5-minute, 24000

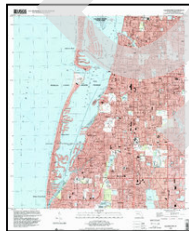


Seminole
2012
7.5-minute, 24000

1995 Source Sheets



Seminole
1995
7.5-minute, 24000
Aerial Photo Revised 1985



Clearwater
1995
7.5-minute, 24000
Aerial Photo Revised 1995

1987 Source Sheets



Clearwater
1987
7.5-minute, 24000
Aerial Photo Revised 1984



Seminole
1987
7.5-minute, 24000
Aerial Photo Revised 1985

1974 Source Sheets



Clearwater
1974
7.5-minute, 24000
Aerial Photo Revised 1971



Seminole
1974
7.5-minute, 24000
Aerial Photo Revised 1971

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1943 Source Sheets



Clearwater
1943
7.5-minute, 24000



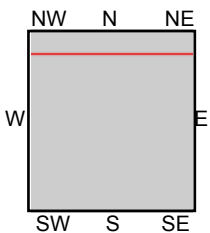
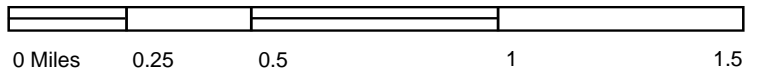
SEMINOLE
1943
7.5-minute, 24000



Bay Pines
1943
7.5-minute, 24000
Aerial Photo Revised 1942



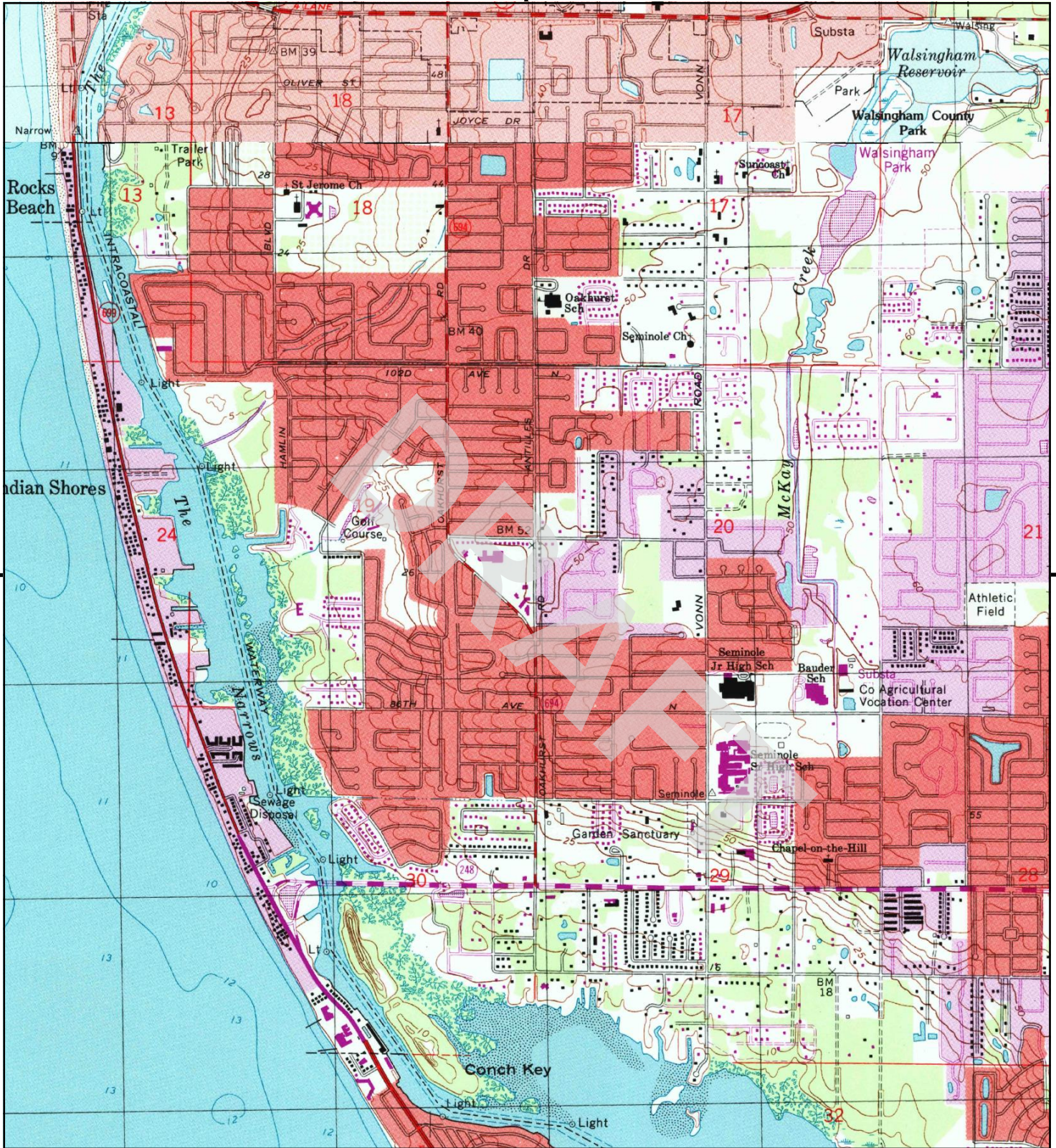
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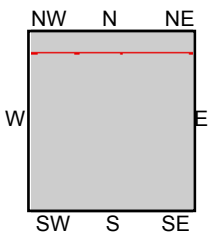
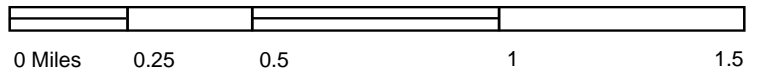
TP, Seminole, 2012, 7.5-minute
N, Clearwater, 2012, 7.5-minute

SITE NAME: Oakhurst Plaza
ADDRESS: 9220 137th Street N
Seminole, FL 33776
CLIENT: CBRE





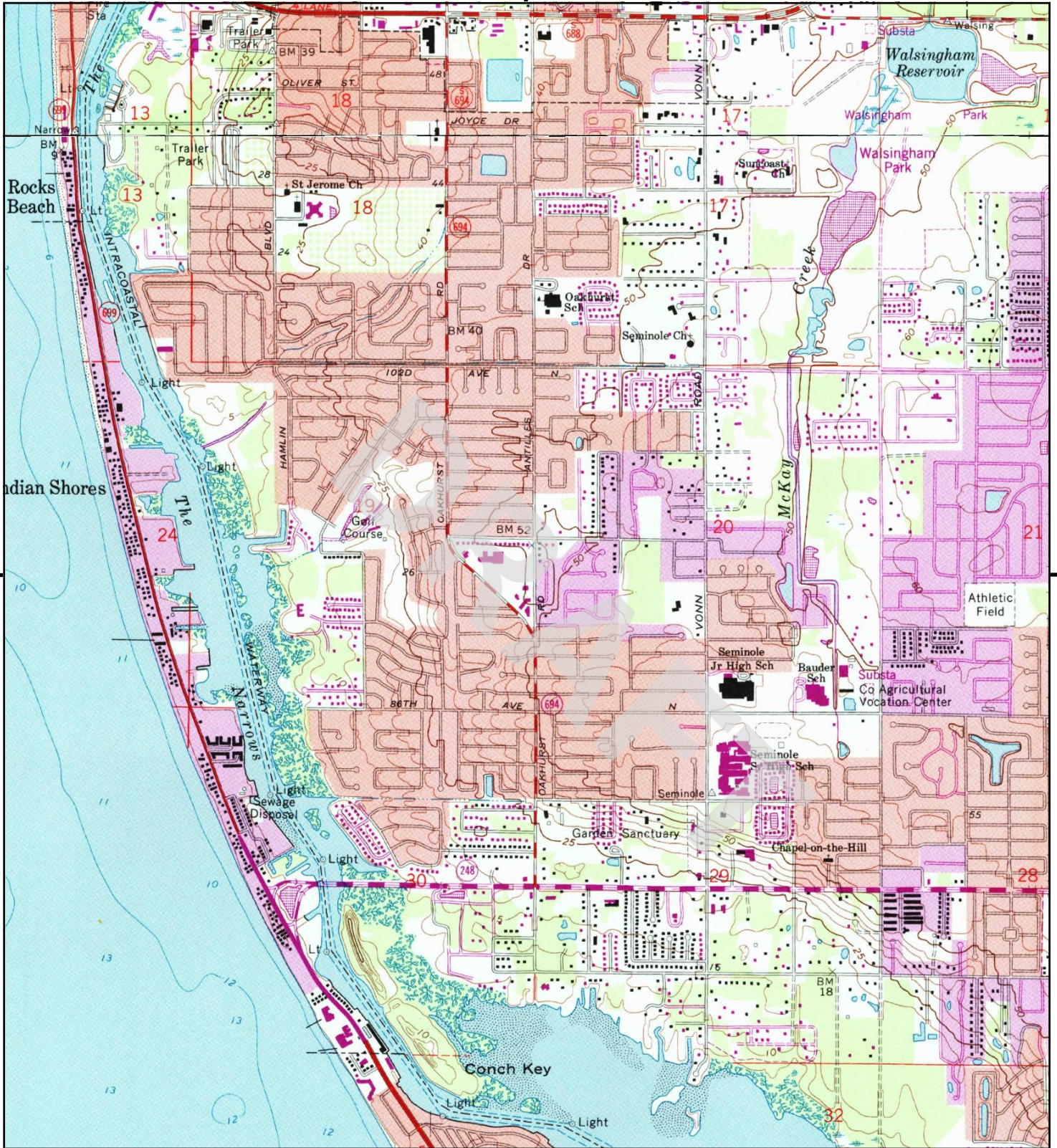
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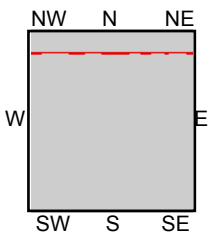
TP, Seminole, 1995, 7.5-minute
N, Clearwater, 1995, 7.5-minute

SITE NAME: Oakhurst Plaza
ADDRESS: 9220 137th Street N
Seminole, FL 33776
CLIENT: CBRE





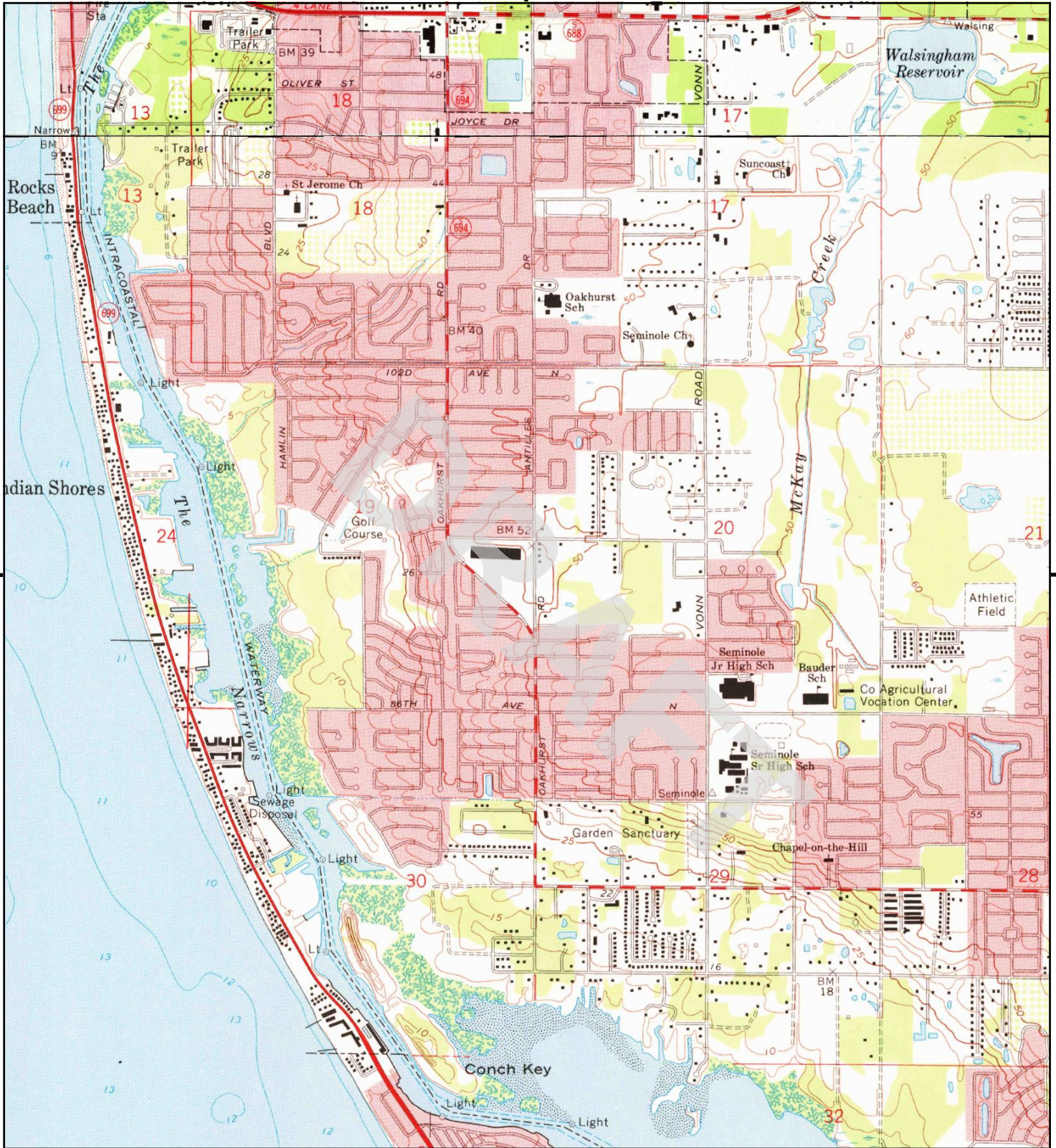
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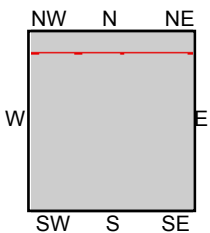
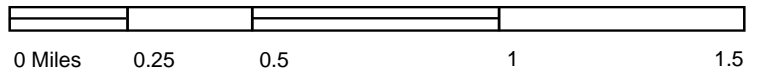
TP, Seminole, 1987, 7.5-minute
N, Clearwater, 1987, 7.5-minute

SITE NAME: Oakhurst Plaza
ADDRESS: 9220 137th Street N
Seminole, FL 33776
CLIENT: CBRE





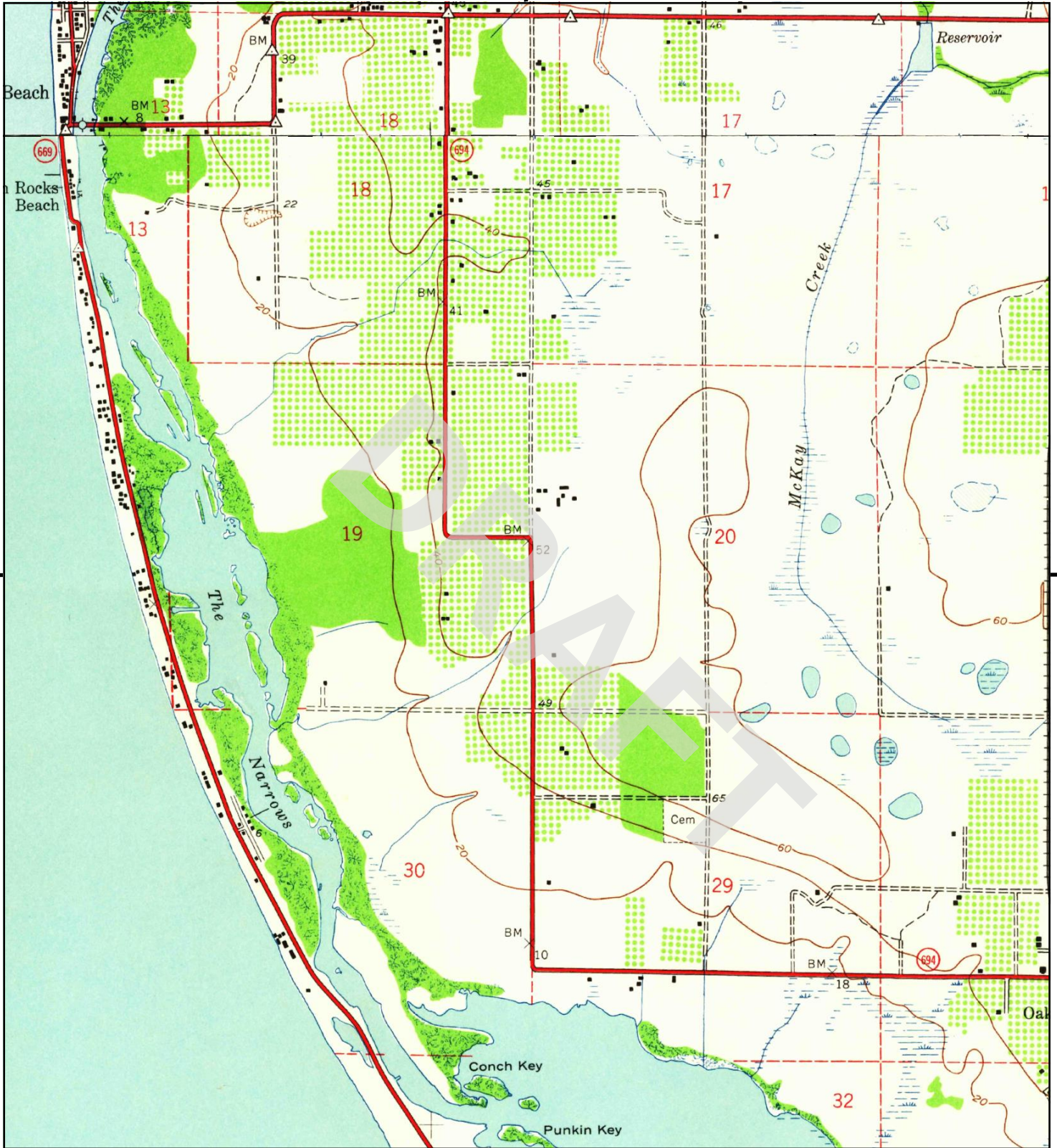
This report includes information from the following map sheet(s).



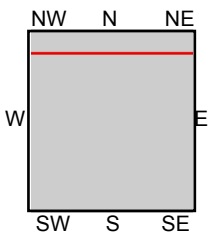
TP, Seminole, 1974, 7.5-minute
N, Clearwater, 1974, 7.5-minute

SITE NAME: Oakhurst Plaza
ADDRESS: 9220 137th Street N
Seminole, FL 33776
CLIENT: CBRE






This report includes information from the following map sheet(s).



TP, SEMINOLE, 1943, 7.5-minute
N, Clearwater, 1943, 7.5-minute
TP, Bay Pines, 1943, 7.5-minute

SITE NAME: Oakhurst Plaza
ADDRESS: 9220 137th Street N
Seminole, FL 33776
CLIENT: CBRE





Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776

Inquiry Number: 4999553.9

July 21, 2017

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

07/21/17

Site Name:

Oakhurst Plaza
9220 137th Street N
Seminole, FL 33776
EDR Inquiry # 4999553.9

Client Name:

CBRE
201 South College St.
Charlotte, NC 28244
Contact: Sarah Freitag



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1998	1"=500'	Acquisition Date: December 30, 1998	USGS/DOQQ
1997	1"=500'	Flight Date: April 08, 1997	FDOT
1993	1"=500'	Flight Date: December 17, 1993	FDOT
1986	1"=500'	Flight Date: December 04, 1986	FDOT
1980	1"=500'	Flight Date: October 26, 1980	FDOT
1976	1"=500'	Flight Date: January 09, 1976	FDOT
1970	1"=500'	Flight Date: March 10, 1970	FDOT
1962	1"=500'	Flight Date: December 04, 1962	FDOT
1957	1"=500'	Flight Date: March 21, 1957	U of FL
1951	1"=500'	Flight Date: November 22, 1951	U of FL
1942	1"=500'	Flight Date: April 02, 1942	U of FL

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INQUIRY #: 4999553.9

YEAR: 2010

— = 500'





INQUIRY #: 4999553.9

YEAR: 2007

— = 500'





INQUIRY #: 4999553.9

YEAR: 1998

— = 500'





INQUIRY #: 4999553.9

YEAR: 1997

— = 500'





INQUIRY #: 4999553.9

YEAR: 1993

— = 500'





INQUIRY #: 4999553.9

YEAR: 1986

— = 500'





INQUIRY #: 4999553.9

YEAR: 1980

— = 500'





INQUIRY #: 4999553.9

YEAR: 1976



— = 500'



INQUIRY #: 4999553.9

YEAR: 1970

— = 500'





INQUIRY #: 4999553.9

YEAR: 1962

— = 500'



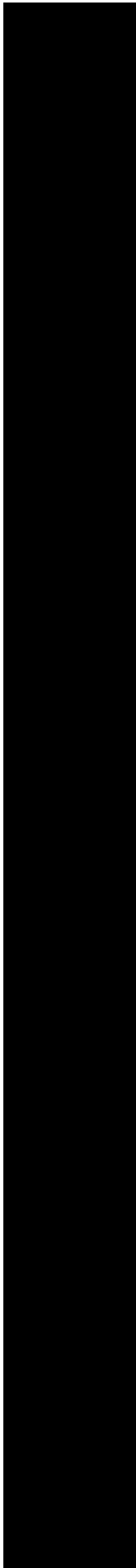


INQUIRY #: 4999553.9

YEAR: 1957

— = 500'





INQUIRY #: 4999553.9

YEAR: 1951

— = 500'





INQUIRY #: 4999553.9

YEAR: 1942

— = 500'



CITY DIRECTORY ABSTRACT

Oakhurst Plaza

9220 137th Street N
Seminole, FL 33776

Inquiry Number: 4999553.5
July 24, 2017

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1992	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1987	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1983	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1978	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1974	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1969	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1964	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

9220 137th Street N
Seminole, FL 33776

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

137TH ST

2013	pg A1	Cole Information Services
2008	pg A3	Cole Information Services
2003	pg A6	Cole Information Services
1999	pg A9	Cole Information Services
1995	pg A12	Cole Information Services

137TH ST N

2008	pg A4	Cole Information Services
2003	pg A7	Cole Information Services
1999	pg A10	Cole Information Services
1992	-	Cole Information Services
1987	pg A14	Polk's City Directory
1983	pg A16	Polk's City Directory
1983	pg A17	Polk's City Directory
1978	pg A20	Polk's City Directory
1974	pg A22	Polk's City Directory
1969	pg A24	Polk's City Directory
1964	-	Polk's City Directory

Target and Adjoining not listed in Source

Street not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

OAKHURST RD

2013	pg. A2	Cole Information Services	
2008	pg. A5	Cole Information Services	
2003	pg. A8	Cole Information Services	
1999	pg. A11	Cole Information Services	
1995	pg. A13	Cole Information Services	
1992	-	Cole Information Services	Target and Adjoining not listed in Source
1987	pg. A15	Polk's City Directory	
1983	pg. A18	Polk's City Directory	
1983	pg. A19	Polk's City Directory	
1978	pg. A21	Polk's City Directory	
1974	pg. A23	Polk's City Directory	
1969	pg. A25	Polk's City Directory	
1964	pg. A26	Polk's City Directory	
1964	pg. A27	Polk's City Directory	

City Directory Images

137TH ST

2013

8408 OCCUPANT UNKNOWN
8422 OCCUPANT UNKNOWN
8433 DANIEL COLL
8465 DEBRA SCHULTZ
8476 OCCUPANT UNKNOWN
8492 JAMES KING
8497 MICHAEL CROSBY
8504 OCCUPANT UNKNOWN
8525 WENCESLAO SOTO
8549 BRITTA GANNI
8573 ROSS MAY
8597 TIMOTHY PETERS
8783 C BOOZE
8795 OCCUPANT UNKNOWN
8990 KEITH ROHDE
9033 MICHAEL HERRON
9355 MICHAEL BUPPERT
9399 RICHARD SANCHO

OAKHURST RD 2013

8795 JOAN BOWEN
8990 ROGER ROHDE
8999 WILLIAM SNYDER
9009 TIMEOUT & BAR GRILLE
TIMEOUT AMUSEMENT
9021 BATTERY FOUNDATION
FIDELITY NATIONAL TITLE INSURANCE
FINKELSTEIN ALLEN DO
FIRST FINANCIAL UNDERWRITING SERVICE
OUR FAMILY DOCTORS
VITALITY DIRECTORY
9111 FAMILY DOLLAR
9130 SUNTRUST BANK
9137 OAKHURST ACE HARDWARE
9160 HUDAK BOSS SUSAN DMD
RETREAT SALON & NAIL SPA
SHANNON JACQUELYN M ATTORNEY AT LAW
9170 ARMSTRONG DERMATOLOGY & SKIN CANCER
CLASSY CLIPS BY PHYL MARIE
COMMONWEALTH INSURANCE OF SEMINOLE I
DERMATOLOGY SPECIALISTS OF WEST FLOR
FLORIDA DESTINATIONS & INCENTIVES IN
JIM SHIPLEY & ASSOCIATES
MYERS & ASSOCIATES ARCHITECTURE AI
9190 CLUSTERS AT OAKHURST ASSOC
KINZLER WM J DDS
9201 PUBLIX
9348 THE HAIR FORCE
9354 LORILARSON FLOWERS

137TH ST**2008**

8422	JUDITH LINDSEY
8433	DANIEL COLL
8465	DAVID ROMAN
8476	OCCUPANT UNKNOWN
8492	OCCUPANT UNKNOWN
8497	MICHAEL GALVAO
8504	ELAINE RACE
8519	JOHN BOUDREAU
8525	WENCESLAO SOTO
8549	DENNIS GALLO
8597	TIMOTHY PETERS
8783	OCCUPANT UNKNOWN
8795	OCCUPANT UNKNOWN
8990	KEITH ROHDE
8999	SHARON WESTBROOK

DRAFT

137TH ST N**2008**

9055 M VANWOERKEM
9399 RICHARD SANCHO
9911 GIDGET KARLIK
10030 JOSE RIVERA

DRAFT

OAKHURST RD 2008

8573 R HEINZE
8795 JOAN BOWEN
9021 ALLEN FINKELSTEIN DO
FIDELITY NATIONAL TITLE
JANEE THE PAPER PLACE INC
OUR FAMILY DR
9111 5 3 BANK
5TH 3RD OAKHURST BANKING CENTER
FIRST NATIONAL BANK FLORIDA
9130 SUNTRUST BANK
9137 OAKHURST ACE HARDWARE
9160 CAMELOT CARE CENTERS INC
GARY E WILLIAMS ATTORNEY AT LAW
HUDAK BOSS SUSAN DMD
JACQUELYN M SHANNON PA
SWEET SAGE COFFEE CAFE
WILLIAMS GARY ATTORNEY AT LAW PA
9170 CLASSY CLIPS BY PHYL MARIE INC
COMMON WEALTH INSURANCE OF SEMINOLE
FLORIDA DESTINATIONS & INCENTIVES IN
JASON GARNIER
JIM SHIPLEY & ASSOCIATES
LEO R TEYTELBAUM MD
9180 ACCOUNTING ETC INC
BUILDCON SERVICES CORP
CAMELOT CARE CENTER
HEA INC
TANENBAUM JACK H CPA
9190 CHAMPION CHILD
CHRISTOPHER ASSOCIATES INC
CLUSTERS AT OAKHURST ASSOCS
GCMB PARTNERS LLC
STRETCH N GROW BUSINESS INC
WILLIAM J KINZLER DDS
9336 WHITEROSE DOLLAR STORE
9348 HAIR FORCE STYLING SALON
THE HAIRFORCE
9354 LORILARSON FLOWERS

137TH ST

2003

8422 ROBERT LINDSEY
8433 OCCUPANT UNKNOWN
8476 OCCUPANT UNKNOWN
8492 OCCUPANT UNKNOWN
8497 OCCUPANT UNKNOWN
8504 FLYING BILLBOARDS INTL
OCCUPANT UNKNOWN
8519 JOHN BOUDREAU
8525 OCCUPANT UNKNOWN
8549 DENNIS GALLO
8573 RUTH HEINZE
8597 CAROLYN GREEN
8783 OCCUPANT UNKNOWN
8795 OCCUPANT UNKNOWN
8990 ELIZABETH MARTIN
8999 OCCUPANT UNKNOWN

DRAFT

137TH ST N

2003

9055 M VANWOERKEM
9911 GIDGET KARLIK
10030 JOSE RIVERA

DRAFT

OAKHURST RD 2003

9009 TIME OUT AMUSEMENTS
TIME OUT GRILLE & BAR
9021 BARE BOARD GROUP INC
FIDELITY NATIONAL TITLE
JANEE THE PAPER PLACE
OUR FAMILY DRS
9130 HUNTINGTON NATIONAL BANK
9160 JAMES & JAMES FINANCIAL SRVC
9170 CROSS COMPONENTS INC
DESTINATIONS FLORIDA
FLORIDA DESTINATIONS
JAY F MYERS
MYERS & ASSOCS ARCHTCTR AIA
TEYTELBAUM LEO R MD
9180 ACCOUNTING ETC INC
TANENBAUM JACK H CPA
9190 CHRISTOPHER ASSOCS INC
CLUSTERS AT OAKHURST ASSOC
KINZLER WILLIAM J DDS
RAFOR MANAGEMENT INC
9201 PUBLIX SUPER MARKETS
9342 LADIES WORKOUT EXPRESS
9348 HAIRFORCE
HAIRFORCE STYLING SALON INC

137TH ST**1999**

8408	JAMES CHAKI
8465	OCCUPANT UNKNOWN
8549	OCCUPANT UNKNOWN
8573	OCCUPANT UNKNOWN
8597	MARYANN HOULIHAN
9220	OAKHURST PLAZA AUTO SERVICE CENTER INCORPORATED
9300	ARDEN COURTS MANOR CARE HEALTH SERVICES

DRAFT

137TH ST N

1999

9355 MIKE BUPPERT
10199 A RAPSKI

DRAFT

OAKHURST RD 1999

8573 R HEINZE
8783 C BOOZE
8795 JOAN BOWEN
8999 DAVID STONER
9009 CLASSY CLIPS BY PHYLLIS MARIE
TIME OUT GRILLE & BAR
9021 A G EDWARDS & SONS INCORPORATED
EDWARDS A G & SONS INCORPORATED
JANEE THE PAPER PLACE
REA RODNEY J DO
THE PAPER PLACE
9111 FIRST NATIONAL BANK OF FLORIDA
9130 HUNTINGTON NATIONAL BANK THE
9170 TEYTELBAUM LEO R MD
9180 TANENBAUM JACK H CPA
TANENBAUM JACK H CPA OFFICE
9190 CHRISTOPHER ASSOCIATES INCORPORATED
CLUSTERS AT OAKHURST ASSOCIATE INCORPORATED
CLUSTERS INCORPORATED
KINZLER WILLIAM J DDS
RAFOR MANAGEMENT INCORPORATED
9330 PUBLIX SUPER MARKETS OAKHURST PLAZA
9336 SEMINOLE BANK OAKHURST PLAZA OFFICE
9348 HAIR FORCE THE

137TH ST**1995**

9150	KINDER CARE LEARNING CTR INC
9220	OAKHURST PLAZA AUTO SVC CTR
	OAKHURST PLAZA SVC
9355	BUPPERT, MIKE
9399	CHRISTL, BARBARA A
9497	ROBSON, BARBARA E

DRAFT

OAKHURST RD 1995

8573 HEINZE, RUTH
8597 RAUCH, WESS
8783 BOOZE, C A
8795 BOWEN, JOAN
8900 POLIVCHAK, BRUCE
8990 OCCUPANT UNKNOWNN
8999 STONER, DAVID
9009 CLASSY CLIPS BY PHYL MARIE
DUGOUT
FLOWER GALLERY FLORIST
OCCUPANT UNKNOWNN
9021 A G EDWARDS & SONS INC
ALLSTATE INSURANCE
HANNIN, MIKE
JANEE THE PAPER PLACE
REA, RODNEY J
REDING, JACK
RODNEY J REA DO
TIME CARE
9033 GUERRERO, LEWIS
9055 GUERRERO, MARIA V
9130 BARNETT BANK
9160 CAMELOT CARE CTR
QUALIFACTS SYSTEMS
SPICER, JAMES E
9170 BIDELSPACH, J S
BURGESS, GEORGE E III
LEO R TEYTELBAUM MD
NEW YORK LIFE INSURANCE
SEMINOLE TRAVEL INC
TEYTELBAUM, LEO R
9180 JACK H TANENBAUM CPA
TANENBAUM, JACK H
9190 CHRISTOPHER & ASSOC
CLUSTERS AT OAKHURST ASSOC INC
KINZLER, WILLIAM J
WILLIAM J KINZLER DDS
9330 PUBLIX SUPERMARKETS INC
9348 HAIR FORCE
9354 GABES DRY CLEANERS
OCCUPANT UNKNOWNN

137TH ST N

1987

★Pulcini E 595-5113	8401 Holm James V Rev © 393-1333
★Rowe Michl 596-1741	8408 Dill Grace Mrs © 392-5300
11446 Castilian Lake Apts	8422 Carlson Jessie C Mrs © 391-8236
111★Clark James L	8433 Porter James D © 393-9401
208★Robetor John A 593-0471	8450 Fritz Charles W © 397-3463
808 ★Anderson J B 596-5416	8465 Moll Randolph © 397-2640
★Anderson Julie 593-1319	8476 Eckerd Florence W ©
★La Force Ray 595-3804	8492 Hafley Wayne T © 393-2486
★Robinson K D 595-7512	8497 Kitka Robt F © 397-3825
11444 Castilian Lake Apartments 596-9133	8504 Berman Alex © 392-8381
208★Jenquin Kirby G 595-3979	8525 Sterling Emma S Mrs © 393-4175
★Davis R 596-3152	85TH TER INTERSECTS
★Fernandez M 596-8068	8549 Gallo Dennis J
★Pickens Judy A 596-8148	Gallo Marie C ©
★Slade C L 595-3579	8573★Urban Charles E © 392-4614
11442 Castilian Lake Apts	8597★Rauch W ©
★Carlson Curtis 593-1267	
★Elton C A 593-1359	722
★Fieldhouse Wm E 596-4495	86TH AV INTERSECTS
★Lighthiser P 596-4618	8783 Vacant
★Petruny Geo A 595-6328	8795 No Return
★Ryke John T 593-1739	88TH AV INTERSECTS
★Shoaf Gerry F 596-3580	RIDGELAND DR INTERSECTS
11441 Reynolds Chester T © 595-4844	8999 Woods Laura L Mrs © 392-8668
PEBBLE DR BEGINS	CLAREDON RD INTERSECTS
JOYCE DR INTERSECTS	9011 Vacant
11228 Shoemaker John © 595-2236	9355 Brooks Agnes B Mrs © 392-6957
PLACID DR BEGINS	9399 Sweeney Joseph © 391-7105
11206 Jones Harold W © 595-0994	94TH AV INTERSECTS
11182★Minor Steve ©	9497 Robson Barbara E Mrs © 595-8202
11160 Thusing Roger V © 595-6646	
11158 Shoup John P © 595-2079	554
PLEASANT DR BEGINS	137TH AV CIR (MADEIRA BEACH)
11146 Vacant	FROM GULF BLVD SOUTHEAST IN
11134 Israel Signe Mrs © 595-6624	A CIRCLE TO GULF BLVD
11122 Kampf Philomena Mrs © 595-4164	
822 11110 Schroeder Leonard T Jr © 596-3540	ZIP CODE 33708
PINECREST DR INTERSECTS	NUMBERS IRREGULAR
SAN RAFAEL DR BEGINS	BREAZEDALE BEGINS
DEL PRADO DR BEGINS	430 Blanchard L © 393-5889
	490 Green Wm F © 398-1491
137TH ST NORTH (OAKHURST)	822 Bernstone Al H © 397-2069
FROM 13762 74TH AV N NORTH	Higgins Hazel J Mrs © 397-1563
ZIP CODE 34646	480★Cunningham S © 397-9437
7450 Vacant	PLYMOUTH BEGINS
7462★Shaw Rosean S © 392-3183	445 No Return
75TH AV INTERSECTS	SALEM BEGINS
76TH AV INTERSECTS	495 Church By The Sea 391-7706
7643★Kirscher M ©	498 Church By The Sea Building
77TH AV INTERSECTS	460 Beckwith Floyd L © 391-4069
7701 Vacant	452 Forsmark Robt A © 391-8479
7743 Boyle Jack R © 391-5606	464 Mix Howard L 393-7508
78TH AV INTERSECTS	450 Alvarez Eliz M © 397-9428
7875 Circle K Food Store 397-0887	440 Dick's Seafood dlr 397-0449
7889 Lindall Wm © 397-2037	435 Bonnell James A © 393-8498
7890 Lopeman Ronald G 391-4695	433 Vizvary Thos © 398-5203
7975 O'Bannon Lloyd W © 391-5474	432 Whitright Edith © 391-4067
8001 No Return	431 No Return
80TH AV N INTERSECTS	429 Montgomery Eva K © 392-0774
8101 Sorenson Fred J ©	428 Treadwell Paul O © 391-2638
OAK FOREST BLVD N BEGINS	427 Peach Jack © 393-8258
82D AV INTERSECTS	424 Fahrenbruck Ella M © 391-5795
OAK FOREST BLVD S BEGINS	422★Geide P A 392-3565
8201 Carden Stephen L pest control splst	420 Mallien J F 391-7635
© 392-5249	401 Vacant
8218 Brown Harold A © 393-2129	SALEM ENDS
8233★Connors T ©	329 Circle Apartments
8236★Drosos Emerson C	1 Transient (6 Apts 1-6)
8254 Stoner Grace E Mrs © 392-5171	330 Rainey Louis © 397-6989
8265 Mc Carthy Douglas Jr © 391-3042	324 Powell William © 397-3398
8272 Collins Gilbert W © 391-1616	316 Transient
8290 Williams Howard J © 393-0498	360a★Sanborn M P 393-1013
8297 Fabrizio Louis P © 393-8410	360b Hartley Jackson N 398-6160
8316 Barr Edw J © 393-3867	PLYMOUTH AV ENDS
8325 Zoeller Marie Mrs © 397-7849	245 Church By The Sea (sunday sch rms)
8332 Berg Frederick J © 393-8332	250 Votava Thos A © 397-1294
8348 Watson Margt 397-0744	248 Lannan M J 392-9231
83D PL INTERSECTS	244 Bunn Carl J winter res © 393-0486
8349 Zajdel Francis III © 398-4160	200 Moltrop Chester E © 391-7333
8364★Peck Mary A Mrs © 398-2341	BREAZEDALE ENDS
8373 Skiera Geo H © 391-4132	180 Lambert L E winter res © 398-5174
8397 Scirica Salvatore J ©	100★Payne K R © 393-7272
BELLEWOOD AV ENDS	80 No Return
	60 Filard Delores winter res ©
	Rubin Harriet winter res

OAKHURST RD 1987

		708
	OAKHURST RD (OAKHURST)	
	FROM 13969 94TH AV N NORTH	
	ZIP CODE 34646	
9009	Flower Gallery 595-8456	
	Great Cuts Entire Family 596-2605	
9021	Century Twenty One Omnimark	
	Group Inc real est 596-2121	
	Kudelko David G osteo 595-2054	
	Rea Rodney J osteo 595-2054	
	Something Special Boutique	
	consignment shop 596-7139	
	Janee's The Paper Place cards-gifts-	
	invtns-stationery 595-3496	
	Edwards A G & Sons Inc stock	
	brokers 595-5251	
9111	Vacant	
9130	Barnett Bank Of Pinellas County	
	(br) 535-0711	
9160	Camelot Care Center (Corp Ofc)	
	596-9960	
9170	Office Building	
	Suites	
	1a Teytelbaum Leo R phys 593-0723	
	2a Vacant	
	3a Seminole Travel Inc 596-4561	
	3b Pioneer Group The mut funds whol	
	596-9500	
	4 Baltrun Joseph R pediatrician	
	596-5884	
	5 Vacant	
	5d Vacant	
9180	Office Building	
	Suites	
	1 Pilgram Marketing Inc citrus &	
	dairy products 595-6054	
	2 Clusters Medical Clinic 596-6000	
9180	Wilcher David P phys 596-6000	
	3a Arnold J A phys 595-3504	
	3b Tanenbaum Jack H cpa 596-9696	
	4 Wheeler J M & Associates Inc	
	595-6799	
9185	Oakhurst Plaza	
	Mike's Produce Stand	
9190	Office Building	
	Suites	
	1a Vacant	
	1b Kinzler William J dentist 596-7777	
	2a Christopher & Associates Inc real	
	est 595-6550	
	2a Clusters Inc real est 595-6407	
	2b Epstein Robt D realtor 595-6345	
	3a Vacant	
	3b Vacant	
9330	Publix Super Market 596-3121	
9336	Pool Patio pool sups 595-2912	
9342	Oakhurst Cards & Gifts 596-6712	
9348	Hair Two Thousand 596-6602	
9354	Bike Shop The sls serv 593-1663	
	Play-N-Learn Toys toy ret 596-3173	
9358	Monahan's Jewelers & Repair 596-8389	
9362	Eckerd Drugs 596-3011	
9366	Vacant	
9370	Oakhurst Liquors 595-5055	
9376	Oakhurst Lounge 596-6252	
9382	Oakhurst Video 595-2975	
9388	Vacant	
9394	Baskin-Robbins Ice Cream Store	
	596-6452	
9398	Fortune Savings Bank 595-8390	
	94TH PL INTERSECTS	
9449	Vacant	
9504	Mustard Fredk P @ 595-6803	
9510	Creighton Dorothy E Mrs @ 595-6816	
	MONTEGO DR INTERSECTS	
9533	Kester Henrietta G Mrs @ 595-4406	
9542	Kinzler Oskar L @ 596-0658	
9558	Matthews Louis P @ 595-3763	
	BERMUDA DR INTERSECTS	
9576	Verona Joseph J @ 595-6426	
9594	Keegan Donald F @ 595-3194	
9622	Bobker Robt I @ 595-0300	
	JAMAICA BEGINS	
9648	White Gilbert R @ 595-4712	

137TH ST N 1983

		822
	137TH ST NORTH (OAKHURST)	
	FROM 13762 74TH AV N NORTH	
	ZIP CODE 33542	
	7462 Stone Charles K ©	
	75TH AV INTERSECTS	
	76TH AV INTERSECTS	
	7643 Taylor Wendell E © 393-1686	
	77TH AV INTERSECTS	
	7743 Boyle Jack R © 391-5606	
	78TH AV INTERSECTS	
	7875 Li'l General Store No 14 gro 397-0887	
	7889 Lindall W N © 397-2037	
	7975 O'Bannon Lloyd W © 391-5474	
	8001 Florida Final Coat texture coating	
	397-7645	
	80TH AV N INTERSECTS	
	8101 Sorenson Fred J ©	
	OAK FOREST BLVD N BEGINS	
822	82D AV INTERSECTS	
	OAK FOREST BLVD S BEGINS	
F	8201 Carden Steph L © 392-5249	
	8218 Brown Harold A © 393-2129	
	8233 Carrey Saml L © 392-3421	
	8236 Vacant	
	8254 Stoner Grace E Mrs © 392-5171	
	8265 Mc Carthy Douglas © 391-3042	
	8272 Engstrom Annie Mrs © 393-7703	
	8290 Williams Howard J © 392-0498	
	8297 Fabrizio Louis P 393-8410	
	8316★Bau Edwin J © 393-8367	
	8325★Zoeller Charles © 397-7849	
	8332 Berg Frederick J © 393-8332	
	8348 Sorenson J F © 397-1622	
	83D PL INTERSECTS	
	8349 Zajdel Francis © 392-3107	
	8364 Treible Frances Mrs ©	
	8373 Skiera Geo H © 391-4132	
	8397 Scirica Salvatore J ©	
	BELLEWOOD AV ENDS	
	8401 Holm James V Rev © 393-1333	
	8408 Dill Grace Mrs © 392-5300	
	8422 Carlson Jessie C Mrs © 391-8236	
	8433 Porter James D © 393-9401	
	8450 Fritz Charles © 397-3463	
	8465 Moll Randolph © 397-2640	
	8476 Eckerd Florence W ©	
	8492 Hafley Wayne T © 393-2486	
	8497 Kitka Robt F © 397-3825	
808	8504 Berman Alex © 392-8381	
M	8525 Sterling Emma S Mrs © 393-4175	
	85TH TER INTERSECTS	
	8549 Gallo Helen E Mrs ©	
	Gallo Marie C ©	

137TH ST N

1983

N 137TH ST (O)—Contd

8573 Bartlett Edw B © 392-4614

8597 Zilnik Leonard C Jr © 397-0087

722

86TH AV INTERSECTS

8783 Edsall Bertha J © 393-2696

8795 Coombes Adeline A Mrs © 391-1198

88TH AV INTERSECTS**RIDGELAND DR INTERSECTS**

8999 Woods Laura L Mrs © 392-8668

CLAREDON RD INTERSECTS

9011 Paty P G ©

9015 Vacant

9337 Gray Arth J 397-1970

9355 Brooks Agnes B Mrs © 392-8957

9399 Sweeney Joseph © 391-7105

94TH AV INTERSECTS9497 Robson Barbara E Mrs © 595-8202

OAKHURST RD 1983

**OAKHURST RD (OAKHURST)—FROM
13989 94TH AV N NORTH****ZIP CODE 33540****9009 Ye Olde Nickelodeon games****Dino's restr 595-1023****Barbers The 596-2605****9021 Omnimark Group Inc real est
596-2121****Kudelko David G osteo 595-2054****Plummer Richd osteo 595-2054****Oakhurst Triangle Plaza shopping
center****Something Special consignment shop****Jane's Gifts 595-3496****Bennett Wallace Welch & Green ins
596-1511****Edwards A G & Sons Inc stock
brokers 327-2222****Edwards A G & Son Inc 596-4750****9111 Clearwater Beach Bank (Oakhurst Br
442-8151****9130 Barnett Bank Of St Petersburg N A
(br) 535-0711****9150 Vacant****9160 Vacant****9170 Office Building
Suites****1 Vacant****2a Tanenbaum Jack M B A acct****2b New York Life Insurance 595-7334****3 Seminole Travel Inc 596-4561****4 Vacant**

OAKHURST RD 1983

OAKHURST RD (O)—Contd	
9190 Christopher Associates real est 595-6550	104
Termaine H Alan financial consultant	8
Clusters Of Oakhurst The apts 595-6408	104
Clusters Inc real est 595-6407	104
Rafor Management real est 595-6407	
Epstein Robt D realtor 595-6345	
9330 Publix Super Market 596-3121	
9336 Oakhurst Hardware 596-4091	
9342 Oakhurst Cards & Gifts 596-6712	11
9348 Phillips Coiffures 596-6602	11
9350 Mission Oak Condominiums	11
FOR OCCUPANTS SEE MISSION OAKS BLVD & OAKWOOD LA	11
9354 Oakhurst Nutrition health foods 595-2279	11
9358 Hobson's Helen ladies ready to wear 596-5282	11
9362 Eckerd Drugs 596-3011	
9366 Franklin Federal Savings & Loan Assn (Oakhurst Br) 595-5171	
9370 Oakhurst Liquors 595-5055	11
9376 Oakhurst Lounge 596-6252	
9382 Vacant	
9388 Play-N-Learn educational toys & games 596-3174	0
9394 Baskin-Robbins Ice Cream Store 596-6452	
9398 Fortune Federal Savings & Loan Association 595-8390	
94TH PL INTERSECTS	
9449 Stine Eliz W Mrs © 595-6767	1
9504 Mustard Fredk P © 595-6803	1
9510 Senory Anthony © 595-8719	1
MONTEGO DR INTERSECTS	
9533 Kester Henrietta G Mrs © 595-4406	1
9542 Keller Paul E © 596-3779	
9558 Matthews Louis P © 595-3763	1
BERMUDA DR INTERSECTS	
9576 Verona Joseph J © 595-6426	1
9594★Keegan Donald S © 595-3194	1
9622 Bussey Karl © 596-5283	
JAMAICA BEGINS	
9648 White Gilbert R © 595-4712	
9685 Brotherson Harold F © 595-1430	
9690 Morris Glyn ©	
ANTIQUA INTERSECTS	
9702 Herper Charles J © 595-2729	
BARBADOS DR ENDS	
TRINIDAD DR BEGINS	
LEEWARD DR BEGINS	
LOOKOUT WAY BEGINS	
9865 Vacant	
DOMINIC DR ENDS	
STARBOARD DR BEGINS	

137TH ST N

1978

142

**137TH LA NORTH (OAKHURST)
FROM 83D AV NORTH 1 WEST OF
OAKHURST RD**

ZIP CODE 33542

82D TER INTERSECTS

8253 Muller Wm F @ 391-7287

8270 Haley Wm F @ 391-7489

8271 Nordquist Otto E @ 392-2901

8288 Hess Edwin C @ 391-6319

8289 See Grace Mrs @ 391-7998

8314 Bean Rita Mrs @ 391-0609

8315 Horstman Arth H @ 391-6967

8330 Trump Helen Mrs @ 391-8339

8331 Blackley Fred W @ 392-2702

8347 Becker Ada S Mrs @ 391-1077

8350★Celestian Cathy Mrs @ 397-5977

83D PL INTERSECTS

8389 Brock John W @

8392 Copham John D @ 393-3671

8413 Ritz Roy R @ 392-4745

8429 Watters F Allen @ 391-1658

8457 Roy Edw J @ 393-8193

8483 Kubala Michl A @ 391-0476

8499 Kilgus A H @ 392-7225

84TH TER BEGINS

8511 Weed Lawrence L @ 392-3455

(NOT OPEN)

**137TH ST N (INDIAN ROCKS)—FROM
13709 WALSINGHAM RD SOUTH**

ZIP CODE 33540

NUMBERS REVERSED

Vacant

11666 Tompkins James R Inc excavating
contrs 595-2459

Tompkins James R @ 595-2459

11632 Shrewsbury Shirley L @ 595-4287

IMPERIAL GROVES DR BEGINS

JOYCE DR INTERSECTS

11513 Laird John A @ 595-3860

PLEASANT DR BEGINS

11481 Falconieri Maria Mrs @ 595-3819

11471 Nordman Lillian G @ 596-1428

11461 Cancelleri John @ 595-8495

11451★Panke Wm @

11441 Pombrio Ralph @

PEBBLE DR BEGINS

PLACID DR BEGINS

11228 Paulson Robt W @ 595-8588

11206 Jones Harold W @ 595-0994

11182 Padol Phil R @ 595-8347

11160 Pugh H Theo @ 596-6416

11158 Hernandez Edw C @ 596-6713

11146 Gabbard Wm R @ 596-2719

11134 Israel Signe @ 595-6624

11122★Kampf Fred W @ 595-4164

11110 Schroeder Leonard T Jr @

PINECREST DR INTERSECTS

SAN RAFAEL DR BEGINS

DEL PRADO DR BEGINS

**137TH ST NORTH (OAKHURST)
FROM 13762 74TH AV N NORTH**

ZIP CODE 33542

7462 Stone Charles K @ 391-7341

75TH AV INTERSECTS

76TH AV INTERSECTS

7600 Slaughter Franklin D @ 393-4368

7643 Taylor Wendell E @ 393-1686

77TH AV INTERSECTS

7743 Boyle Jack R @ 391-5606

822

78TH AV INTERSECTS

7875 Li'l General Store No 14 392-9819

7889 Lindall W N 397-2037

7975 O'Bannon Lloyd W @ 391-5474

8001 No Return

80TH AV N INTERSECTS

8101 Sorenson Fred J @

OAK FOREST BLVD N BEGINS

82D AV INTERSECTS

OAK FOREST BLVD S BEGINS

8201 Carden Steph L @ 392-5249

8233 Carrey Saml L @ 392-3421

8236 Friedman Blanche @ 397-4057

8254 Stoner Grace E Mrs @ 392-5171

8265 Carson Robt @ 397-4551

8272 Engstrom Annie Mrs @ 393-7708

8290★Williams Howard J @ 393-0498

8316★Barr E @

8325★Mc Kenna J L Mrs 393-0578

8327 Goller Peter

8332 Santee Clifford B @ 393-8990

8348 Stoneking Clyde W @ 393-8096

83D PL INTERSECTS

8349★Zajdel Francis @ 392-3107

8364 Treible Frances Mrs @

8373 Skiera Geo H @ 391-4132

8397 Scirica Salvatore J @

BELLEWOOD AV ENDS

8401 Holm James V Rev @ 393-1333

8408 Dill Grace Mrs @ 392-5300

8422 Carlson Jessie C Mrs @ 391-8236

8433★Porter James D @ 393-9401

8450 Fritz Charles @ 397-3463

8465 Mathews Kenneth E @ 393-8905

8476 Eckerd Florence W @

8492 Hafley Wayne T @ 393-2486

8497 Kitka Robt F @ 397-3825

8504 Berman Alex @ 392-8381

8525 Sterling Emma S Mrs @ 393-4175

85TH TER INTERSECTS

8549 Gallo Helen E Mrs @

Gallo Marie C @

8573 Bartlett Edw B @ 392-4614

8597 Sweeney Robt P @

722

86TH AV INTERSECTS

8783 Edsall Alf L @ 393-2696

8795 Coombes Adeline A Mrs @ 391-1198

88TH AV INTERSECTS

RIDGELAND DR INTERSECTS

8999 Woods Laura L Mrs @ 392-8668

CLAREDON RD INTERSECTS

9011 Paty P G @ 393-9079

9015 Kahak Mary Mrs @ 392-3991

9337★Gray Arth 397-1970

9355 Brooks Agnes B Mrs @ 392-6957

9399 Garey Clarence E @ 392-4790

94TH AV INTERSECTS

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**137TH AV CIR (MADEIRA BEACH)
FROM GULF BLVD SOUTHEAST IN
A CIRCLE TO GULF BLVD**

ZIP CODE 33708

(NUMBERS IRREGULAR)

BREADEDALE BEGINS

490★Higgins Henry @ 597-1563

Wilson Carmel 397-2850

Bernstone Al

480★Weaver James D @ 391-1389

PLYMOUTH BEGINS

445 Tunno Paul E @ 393-4964

SALEM BEGINS

498 Church By The Sea Building

460 Beckwith Floyd L @ 391-4069

OAKHURST RD 1978

264	10990 Zimmerman Leonard J @ 392-5449 10991 Harrison Lura M Mrs @ 391-1593	BLVD & OAKWOOD LA 9354 Medwick's Sport Center 595-7777 9358 Jane's Fashions ladies ready to wear 596-5282
508	OAKHURST DR (SEMINOLE)—FROM 11721 OAK AV NORTH	9362 Eckerd Drug 596-3011 9370 Oakhurst Liquors 9376 Oakhurst Lounge 596-6252 9382 Junior World children's shoes ret 595-6262
508	ZIP CODE 33542 (NUMBERS REVERSED) MAGNOLIA ENDS	9388 Seminole Travel Inc 596-4561 Oakhurst Realty 596-3771
508	5973 Mathews Dan @ 391-2897 5931 Tomlin Richd E @ 392-8749 OAKRIDGE AV INTERSECTS	9394 Baskin-Robbins Ice Cream Store 596-6452
508	5885 Stefanick Francis @ 391-0843 5871 Tilka George C @ 391-8191 5857 D'Andrea Joseph F @ 391-8433 5825 Wood Wm R @ 391-3315 BAY SHORE DR INTERSECTS	9398 First Federal Savings & Loan Assn Of Clearwater 448-3491
508	5793★Wheeler Fred @ 392-0388 5777 Harris Lars L @ 392-6880 5772 Gillingham John W @ 392-3452 5728 Beckwith Robt W @ 391-6675 5714 Conaway Floyd A @ 392-7643 WALKER AV INTERSECTS	94TH PL INTERSECTS 9449 Stine Eliz W Mrs @ 595-6767 9504 Mustard Fredk P @ 595-6803 9510 Senory Anthony @ 595-8719
508	5695 Dennis C Dean @ 391-4764 5694 Guy Kenneth G winter res @ 392-4571	MONTEGO DR INTERSECTS 9533 Kester Henrietta G Mrs @ 595-4406 9542★Keller Paul E @ 596-3779 9558 Matthews Louis P @ 595-3763
546	5689 Erickson John L @ 392-2582 5688 Ellis Wm R @ 392-6609 5676 Schuster Wm L @ 391-6226 5667★Troup John @ 393-2016 5655 Werwage Jack A @ 392-5830 5654 Ebels Albert K @ 392-3788 5631 Brandt Chester @	BERMUDA DR INTERSECTS 9576 Verona Joseph J @ 595-6426 9594 Lijewski Alexander R @ 595-6682 9622 Vacant
546	5630 Sloan W Neville Jr @ 392-5436 5612★Sebring Robt E @ 392-3800 5613 Wingert P F @ 392-1621 BAYVIEW DR INTERSECTS	JAMAICA BEGINS 9648 White Gilbert R @ 595-4712 9685 Brotherson Harold F @ 595-1430 9690 Eggleston Enes E Mrs @ 595-7350
546	5596 Yinger Robt M @ 392-7577 5580 Engelken Danl J @ 392-9374 5565 Wood Charles F @ 391-5069 5564 Kahle Harry A @ 392-1391 5532 Rasmussen Axel @ 391-3898 5527 De Loach Dennis R Jr @ 392-7671	ANTIQUE INTERSECTS 9702 Herper Charles J @ 595-2729
546	5510★Lucas Lois S @ 392-2533 5498 Miritello Robt L @ 391-8041 5499 Parziale Charles J @ 392-0590 5476 Barber Ellsworth @ 391-3391 5475 Anglin H Everett @	BARBADOS DR ENDS TRINIDAD DR BEGINS LEEWARD DR BEGINS LOOKOUT WAY BEGINS
546	5452★Harmon Charles @ 5451 Snogren Richd C @ 392-5093 5434 Campbell Robt H @ 391-0852 5433 Moors Harry T @ 391-1871 5429 Conti Arth winter res @ 5426 Pope Helen Mrs @ 391-1966 5417 Oswald Rudolph G @ 391-4292 5418 Hollis James F @ 5403 Warner Nita Bob @ 391-3193 OAK AV INTERSECTS	DOMINIC DR ENDS STARBOARD DR BEGINS MARTINIQUE DR ENDS 10031 Sutherland Wesley @ 595-1901 10063★Hemmingsen Robt R @ 595-8837 10095 Ballard Paul P @ 595-8694
546	6099 Cross Henry I @ 397-4890 NOT OPEN	PASSAGE WAY BEGINS 10127 Van Dyke Julianna L Mrs @ 10149 Otis Herbert @ 595-2401 10191 Abner Char 596-2904
546	OAKHURST RD (OAKHURST)—FROM 13969 94TH AV N NORTH	102D AV N INTERSECTS 10200 Johnson Cayward L @ 595-4408 10264 Koski Edw @ 10296 Sylck Lawrence @ 596-8064 10348 Lingenfelter Carl J @ 595-4634 10350 Zahn Geraldine R Mrs @ 595-4302 10372 Haroll Stanley @ 596-0359
546	ZIP CODE 33540 8001 Grish Marie E @ 8900 Polivchak Adla V Mrs @ 595-8001 9111 Clearwater Beach Bank (Oakhurst Br) 442-8151 9330 Publix Super Market 596-3121 9336 Oakhurst Hardware 596-4091 9342 Oakhurst Cards & Gifts 596-6712 9348 Perm-Town beauty salon 596-6602 9350 Mission Oak Condominiums FOR OCCUPANTS SEE MISSION OAKS	104TH AV INTERSECTS 10400 Miller Richd C @ 595-4567 10432 Why Robt R @ 596-5883 10464 Devey Thos J @ 595-8189 10498★Kammeraad John H @
546	OAKHURST RD (OAKHURST)—FROM 13969 94TH AV N NORTH	105TH AV BEGINS 10524★Miklo Andrew @ 596-5039 10548 Kingsnorth Leigh B @ 595-1914 10572 Weller Herbert L @ 595-3157 10605 Yunker Edw S @ 595-2856 Yunker Dorothy L @ 595-2856
546	9330 Publix Super Market 596-3121 9336 Oakhurst Hardware 596-4091 9342 Oakhurst Cards & Gifts 596-6712 9348 Perm-Town beauty salon 596-6602 9350 Mission Oak Condominiums FOR OCCUPANTS SEE MISSION OAKS	106TH AV INTERSECTS 10606 Collins James F Jr @ 595-2358 BREWSTER DR ENDS WILDWOOD DR INTERSECTS SUNSET DR INTERSECTS 10800 Vacant 10900 Hill J S Groves Inc fruit packers 595-3204 Collins James F III @

137TH ST N

1974

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137TH LA N (IR)—Contd

10479 Baughman Mickey A © 595-4143
 10499★Sibilia Wm 596-2610
 NOT OPEN

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137TH LA NORTH (OAKHURST)
 FROM 83D AV NORTH 1 WEST OF
 OAKHURST RD

ZIP CODE 33540

82D TER INTERSECTS

8253 Muller Wm F © 391-7287
 8270 Haley Wm F © 391-7489
 8271 Nordquist Otto E © 392-2901
 8288 Hess Edwin C © 391-6319
 8289 See Wm H © 391-7998
 8314 Bean Norman A © 391-0609
 8315 Horstman Arth H © 391-6967
 8330 Trump Frank M © 391-8339
 8331 Blackley Fred W © 392-2702
 8347 Becker Morris © 391-1077
 8350 Vacant

83D PL INTERSECTS

8389 C L Service 391-1316
 Lubecki Charles M © 391-1316
 8392 Copham John D © 393-3671
 8413 Ritz Roy R © 392-4745
 8429 Watters F Allen © 391-1658
 8457 Roy Edw J © 391-2437
 8483 Kubala Michl A © 391-0476
 8499 Kilgus A H © 392-7225
 84TH TER BEGINS
 8511 Weed Lawrence L © 392-3455
 (NOT OPEN)

508

137TH ST N (INDIAN ROCKS)—FROM
 13709 WALSINGHAM RD SOUTH

ZIP CODE 33540

NUMBERS REVERSED

11750 Friend Leroy F 595-6209
 11666 Tompkins James R Inc excavating
 contrs 595-2459
 Tompkins James R © 595-2459
 11160 Eckert Fred F © 595-4395
 11158 Naef Fred © 596-2232
 11632 Shrewsbury Shirley L © 595-4287
 IMPERIAL GROVES DR BEGINS
 JOYCE DR INTERSECTS
 11513 Laird John A © 595-3860
 PLEASANT DR BEGINS
 11481 Falconieri Biagio © 595-3819
 11471★Nordman L G © 596-1428
 11461 Cancellieri John © 595-8495
 11451 Gillcrist Gerald R © 596-1708
 11441 Vacant
 PEBBLE DR BEGINS
 PLACID DR BEGINS
 11246★Hosford Robt P © 595-0028
 11228 Paulson Robt W © 595-8588
 11206 Jones Harold W © 595-0994
 11182 Padol Phil R © 595-8347
 11134 Israel Signe Mrs © 595-6624
 11122 Kampf Fred W © 595-4164
 11110 Dibuono John 595-2337
 PINECREST DR INTERSECTS
 SAN RAFAEL DR BEGINS
 DEL PRADO DR BEGINS

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137TH ST NORTH (OAKHURST)
 FROM 13762 74TH AV N NORTH

ZIP CODE 33540

7462 Stone Charles K 391-7341

75TH AV INTERSECTS

76TH AV INTERSECTS

7600 Slaughter Franklin D © 393-4368
 7643 Hawkins Frank S © 392-8388

77TH AV INTERSECTS

7743 Boyle Jack R 391-5606

78TH AV INTERSECTS

7889 Vacant
 7975 Li'l General Store No 14 392-9019
 O'Bannon Lloyd W © 391-5474
 8001 Kunkle Plumbing 392-8200
 Kunkle Wm M © 392-8200

80TH AV N INTERSECTS

8100 Smith Danl C © 392-5063

8101 Sorenson Fred L ©

82D AV INTERSECTS

8201 Garden S L ©
 8236 Sellner Charles C © 391-8209
 8254 Stoner Grace E Mrs © 392-5171
 8265★Timmering Eug © 397-2547
 8272 Engstrom Harry A © 393-7708
 8290 Clapp Alyce M Mrs © 391-8074
 8316 Weider Fred winter res ©
 8325 Meyer Alvyn M © 391-7919
 8332 Thigpen Robt J © 392-0438
 8348 Stoneking Clyde W © 391-1964

83D PL INTERSECTS

8349 Allen Wayne © 391-2412
 8364 Treible Paul H © 392-8722
 8373 Skiera Geo H © 391-4132
 8397 Scirica Salvatore J ©

BELLEWOOD AV ENDS

8401 Kimble Irene Mrs © 391-9001
 8408 Dill Matthew J © 392-5300
 8422 Carlson Bessie C Mrs © 391-8236
 8433 Caron Donald R © 393-3834
 8450 Branch Claude © 393-8905
 8465★Mathews Kenneth © 393-8905
 8476 Pettus James M ©
 8492 Hafley Wayne T © 393-2486
 8497 Kitka Robt F © 391-7846
 8504 Berman Alex © 392-8381

8525 Sterling Emma S Mrs © 393-4175

85TH TER INTERSECTS

8549 Gallo Charles J ©
 Gallo Marie C ©
 8573 Bartlett Edw B © 392-4614
 8597 Sweeney Robt P ©

86TH AV INTERSECTS

8783 Edsall Alf L © 393-2696
 8795 Coombes Geo H © 391-1198

88TH AV INTERSECTS

RIDGELAND DR INTERSECTS
 8999 Woods Paul J ©

CLAREDON RD INTERSECTS

9011 Paty Antonie Mrs © 392-5456
 9015 Kahak Mary Mrs © 392-3991
 9337 Solenberger Alan D 392-7383
 9355 Brooks Agnes B Mrs © 392-6957
 9399 Garey Clarence E © 392-4790

94TH AV INTERSECTS

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137TH AV CIR (MADEIRA BEACH)
 FROM GULF BLVD SOUTHEAST IN
 A CIRCLE TO GULF BLVD

ZIP CODE 33708

(NUMBERS IRREGULAR)

BREAZEDALE BEGINS

490 Vacant
 480 Weaver James D © 391-1389
 Sheppell Harry P 392-0126

PLYMOUTH BEGINS

445 Tunno Paul E © 393-4964

SALEM BEGINS

498 Church By The Sea Building

137TH ST N

1969

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137TH LA NORTH (O)--CONTD

8271 NORDQUIST OTTO E • 392-2901
8288 HESS EDWIN C • 391-6319
8289 SEE WM H • 391-7998
8314 BEAN NORMAN A • 391-0609
8315 HORSTMAN ARTH H • 391-6967
8330 TRUMP FRANK M • 391-8339
8331 BLACKLEY FRED W • 392-2702
8347 BOYD BYRON F • 391-6604
8350 POST RUSSELL E • 391-6658
---83D PL INTERSECTS
8389 MANION DONALD W • 391-1754
8329 WATTERS F ALLEN • 391-1658
8392 HORNAK DONALD L • 392-3132
8413 RITZ ROY R • 392-4745
8457 ROY EDW J • 391-2437
8483 KUBALA MICHL A • 391-0476
8499 AUGUSTINE ALEX F • 392-3861
---84TH TER BEGINS
8511 WEED LAWRENCE L • 392-3455
---(NOT OPEN)

137TH ST N (INDIAN ROCKS)--FROM
WALSINGHAM RD. SOUTH

---ZIP CODE 33540
11575 CLAY J WITHERS • 595-2901
11666 TOMPKINS JAMES R • 595-2459
11632 SHREWSBURY SHIRLEY L •
595-4287
11750 SALADINO MARY R MRS 595-5257

137TH ST NORTH (OAKHURST)--FROM
8265 OAKHURST NORTH

---ZIP CODE 33540
---82D AV INTERSECTS
8236 SELLNER CHARLES C 391-8209
8254 STONER GRACE E MRS • 392-5171
8265 SORENSON LEONARD J • 391-8354
8272 HANSEN HAROLD J • 392-6303
8290 CLAPP CHARLES L • 391-8074
8316 STIMPSON MARITA MRS • 392-1532
8325 MEYER ALVYN M • 391-7919
8332 SHADBURN HENRY B • 392-3226
8348 ACKERLE ROY REV • 391-7734
---83D PL INTERSECTS
8349 ALLEN WAYNE • 391-2412
8364 TREIBLE PAUL • 392-8722
8373 SKIERA GEO H • 391-4132
8397 SMITH ROBT A • 391-2956
---BELLEWOOD AV ENDS
8401 KIMBLE ARNOLD A • 391-9001
8433 KAWA WM M JR • 392-1795
8465 QUINLAN EDWIN A • 391-0012
8497 KITKA ROBT F • 391-7846
8504 BERMAN ALEX • 392-8381
8525 STERLING EMMA S MRS •
392-1171
---85TH TER INTERSECTS
8549 GALLO CHARLES I •
GALLO MARIE C •
8573 BARTLETT EDW B • 392-4614

8597 SWEENEY ROBT P •
---86TH AV INTERSECTS
8783 ALLISON ROBT • 392-7615
8795 COOMBES GEO H • 391-1198
---88TH AV INTERSECTS
---RIDGELAND DR INTERSECTS
8999 WOODS PAUL J • 392-8668
9011 PATY ANTONIE MRS • 392-5456
9015 KAHAK MARY MRS •
9337 SOLENBERGER ALAN D 392-7383
9355 BROOKS HENRY V • 392-6957
9399 GAREY CLARENCE E • 392-4790
---94TH AV INTERSECTS

138TH ST NORTH (OAKHURST)--FROM 82D
TER N 1 WEST 137TH LA

---ZIP CODE 33540
8269 NICHOLS FREDRIC W • 391-7589
8313 HOPPSTADTER FRED F • 391-6338
8328 ARMANTROUT LILLIAN L MRS •
391-3437
8329 KRASUTSKY THEO • 391-8611
8345 BUSH CHARLES W • 391-4968
---83D PL INTERSECTS

139TH LA N (OAKHURST)--FROM 13936
82D TER N NORTH

---ZIP CODE 33540
8283 UNDER CONSTN
8298 VACANT
8299 UNDER CONSTN
---83D PL INTERSECTS
8324 VACANT
8352 DONNER J •
8378 UNDER CONSTN
8397 DOLAN WM J
8391 VACANT
8488 LAMLEIN WM H •
---84TH TER INTERSECTS
8404 UNDER CONSTN
8430 VACANT
8450 VACANT
---85TH TER N INTERSECTS
8510 UNDER CONSTN
8532 VACANT
8580 VACANT
8598 JOSLIN TIMOTHY J • 392-3711

---86TH AV N INTERSECTS

139TH ST N (OAKHURST)--FROM 82D TER
N EAST 2 WEST OF 137TH LA NORTH

---ZIP CODE 33540
8253 SCOTT BRUCE B • 392-2692
8306 VACANT
---83D PL INTERSECTS
8327 GOLLER FREDK • 391-5849

OAKHURST RD 1969

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OAKHURST DR (S)--CONTD

---(NUMBERS REVERSED)
 ---MAGNOLIA ENDS
 5973 MATHEWS DAN • 391-2897
 5931 THORNTON WENDELL H •
 ---OAKRIDGE AV INTERSECTS
 5885 STEFANICK FRANCIS • 391-0843
 5871 VACANT
 5857 D'ANDREA JOSEPH F • 391-8433
 5825 WOOD WM R • 391-3315
 ---BAY SHORE DR INTERSECTS
 5772 GILLINGHAM •
 5728 LEWANDOWSKI THOS E • 392-7063
 5714 CONAWAY FLOYD A 392-7643
 ---WALKER AV INTERSECTS
 5695 DENNIS C DEAN • 391-4764
 5694 GUY KENNETH G • 392-4571
 5688 ELLIS WM R •
 5676 SCHUSTER WM L • 391-6226
 5654 EBELS ALBERT K • 392-3788
 5631 STRONG J RAY • 391-4285
 5630 SLAAN W NEVELLE JR • 392-5436
 5612 LEHR JACK O H • 392-2644
 5596 SOUTHWELL HARRY • 392-1405
 5580 BORCHARD J E
 5565 WOOD CHARLES IF • 391-5069
 5564 KAHLE HARRY A • 392-1391
 ---BAYVIEW DR INTERSECTS
 5532 RASMUSSEN AXEL • 391-3898
 5527 FULLER THOS P • 392-2640
 5510 LUGAKS LUDIS S MRS • 392-2533
 5498 MIRITELLO ROBT • 391-8041
 5499 MOEDDRUFF DWIGHT L • 391-4389
 5476 BARBER ELLSWORTH • 391-3391
 5475 AANGLIN H EVERETT •
 5452 HANCOCK KNOX H • 392-7490
 5448 STEVENSON DAVID R • 392-1517
 5434 CAMPBELL ROBT H • 391-0852
 5433 MOORS HARRY T • 391-1871
 5429 HENSBERY ROBT E • 391-3903
 5426 POPE HELEN MRS • 391-1966
 5418 HOLLIS JAMES F • 391-7953
 5403 WARNER NITA B • 391-3193

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OAKHURST RD (OAKHURST)--FROM 13969
 94TH AV N NORTH

---ZIP CODE 33540
 ---94TH PL INTERSECTS
 9449 SPARKS A LEE • 595-1716
 9504 CAFFERA JOHN • 595-3533
 ---MONTEGO DR INTERSECTS
 9583 KESTER JOHN L •
 ---94TH AV N INTERSECTS
 ---95TH AV INTERSECTS
 9542 CHELEDEN CHARLES S •
 9576 JARRELL WM W • 595-5240
 RUTENBERG HOMES INC (SLS. CO.)
 595-2531
 9594 COFFIN ROBT P • 595-4381
 9622 ZARLINSKI ANDREW • 595-244
 ---JAMAICA BEGINS
 9648 SOFIELD ETHEL M 595-4712
 9685 BROTHERRSON HAROLD F •
 595-1430
 9690 WILLIAMS LLOYD E • 595-128
 ---ANTIQUA INTERSECTS
 9702 HERPER CHARLES J • 595-279
 ---BARBADOS DR ENDS
 ---TRINIDAD DR BEGINS
 9865 PIERCE ALF E • 595-4603
 ---STARBOARD DR BEGINS
 ---PASSAGEWAY BEGINS
 ---MARTINIQUE DR ENDS
 10031 MC LEISH WM E • 595-5413
 10063 VERCHER RALPH J • 595-3491
 10095 SMITH TED H • 595-5117
 10127 VAN DYKE HENRY •
 10149 OTIS HERBERT • 595-2401
 10191 STAKEMILLER VAUGHN B •
 ---102D AV N INTERSECTS
 10200 WILLS ALTHEIA P MRS •
 595-4408

10299 EBLEN FRANCES MRS • 595-3153
 10348 JACKSON JACK L 595-5660
 10350 ZAHN JOHN W • 595-4302
 10372 TARRANCE THOS N
 ---104TH AV INTERSECTS
 10400 VACANT
 10429 VACANT
 10432 LANG THOS E • 595-4984
 10464 BATTEN ANDREW H • 595-5801
 10548 KINGSNORTH LEIGH B •
 595-1914
 10572 WELLER HERBERT •
 10605 YUNKER EDW S • 595-2856
 YUNKER DOROTHY L •
 ---BREWSTER DR BEGINS
 10606 COLLINS JAMES J JR •
 595-2358
 ---WILDWOOD DR INTERSECTS
 ---SUNSET DR INTERSECTS
 10800 PERRY JOHN H
 10900 HILL J S GROVES FRUIT
 PACKERS 595-3204
 HILL LILLIAN B MRS •
 ---KIMBERLY DR BEGINS
 ---BONNIE BRAE DR BEGINS
 11050 VACANT
 11070 VACANT
 ---111TH AV BEGINS
 ---MEARES DR ENDS
 ---PINECREST DR INTERSECTS
 11207 SAKERS ELLA E MRS • 595-2121
 11220 CHRIST THE KING LUTHERAN
 CHURCH 595-2117
 11355 VACANT
 ---THACHER DR BEGINS
 11450 HENSEL MINNIE H MRS •
 595-4724
 11580 MOSHER DALE A • 595-5492
 ---PAIGE AV BEGINS
 11650 BENDLER ALBERT R 595-4542
 11751 JACKSONS MINIT MARKET GROS
 595-9884

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OAKHURST RD (SEMINOLE)--FROM COR
 RIDGE RD & 74TH AV N SOUTHWEST
 AND WEST

---ZIP CODE 33540
 ---111TH ST N INTERSECTS
 11100 KLAMM PAUL H •
 11130 PARK EDGAR A • 391-0455
 11150 BUTCHER WILLIS A •
 11170 BULL HOMER R JR • 391-7115
 11180 HANSON CLARENCE • 391-6992
 ---112TH ST N ENDS
 11200 VACANT
 11266 CRANE NORMAN D • 391-6978
 11294 BREDELL LUTHER A • 391-5047
 ---113TH ST N ENDS
 11323 WATER SYSTEM (LABY)
 ---113TH LA N BEGINS
 11334 PERRY CALVIN G • 391-5562
 11371 JOY DANL F 392-6379
 11395 STIFFLER JACK E • 391-11668
 11400 BAILEY JACK H • 392-23044
 11410 VAN ALYEA MELVILLE C •
 391-3647
 11417 TRUITT RALPH E 391-4909
 11433 KERR ANNIE R MRS • 391-76700
 11444 MIRABELLA FRANK D •
 11449 WESSON WM J • 392-3621
 11465 VOLMAR ETHEL G • 391-7004
 11481 MOORE FRANCIS C • 391-9285
 11496 LATUS THOS A • 392-2160
 11497 MC KEEVER ARTH F • 391-7005
 11531 WAMSER WM P • 391-2406
 11563 JOHNSON SYDNEY E • 391-5020
 11595 MERRITT CHARLES D • 391-4982
 ---RIDGE RD BEGINS
 11500 LIJCZKOWSKJ GEO •
 11590 HOLLOWAY DENNIS M • 391-7808
 11680 MEARES WM A • 391-8593
 11678 AMOR HAROLD W • 391-6160

OAKHURST RD 1964

-----		37
OAKHURST RD -FROM 8265 OAKHURST NORTH		
8265	SORENSEN LEONARD J •	391-8354
8272	HANSEN HAROLD J •	594-7444
8290	CLAPP C L •	
8332	SHADBURN •	
8326	VACANT	
8349	ALLEN WAYNE •	391-2412
8364	WARNER MAURICE W •	581-1616

OAKHURST RD 1964

287	
<p>OAKHURST RD--CONTD</p> <p>8373 VACANT</p> <p>8397 VACANT</p> <p>8401 RICHTER HERBERT M • 391-4804</p> <p>8433 WILANDE •</p> <p>8465 WEINBERG OSCAR R 391-4211</p> <p>8479 HOPPSTADTER FRED F</p> <p>8525 HARTZELL WALTER H • 391-0742</p> <p>8549 GALLO CHARLES J • 391-8296</p> <p>8597 NO RETURN</p> <p>8783 LENMARTZ A L</p> <p>8999 WOODS PAUL J • 595-8274</p> <p>9121 NO RETURN</p> <p>9337 HENRY LAURENCE B • 595-8205</p> <p>9355 BROOKS HENRY V •</p> <p>9399 GAREY CLARENCE E • 595-8252</p>	<p>111TH ST N INTERSECTS</p> <p>11100 KLAMM PAUL H •</p> <p>11130 PARK EDGAR A • 584-5604</p> <p>11150 BUTCHER WILLIS A •</p> <p>11170 BULL HOMER R JR • 391-7115</p> <p>11180 HANSON CLARENCE • 391-6992</p> <p>112TH ST N ENDS</p> <p>11200 ALLEN IRWIN J • 391-9015</p> <p>11266 SOUDERS CARL E •</p> <p>11294 WILSON HARRY K • 391-0170</p> <p>113TH ST N ENDS</p> <p>11323 WATER SYSTEM (OAKHURST STATION) 391-1750</p>
37	
<p>OAKHURST RD (OAKHURST)--FROM OAKHURST RD NORTH</p> <p>94TH AV N INTERSECTS</p> <p>9756 YACHT CLUB ESTATE REAL EST 596-3854</p> <p>MARTINIQUE DR ENDS</p> <p>10031 WARNER ALVIN H •</p> <p>10063 VERCHER RALPH J • 595-5251</p> <p>10095 SMITH THEO H • 596-164</p> <p>10149 OTIS HERBERT • 595-031</p> <p>10171 VACANT</p>	<p>113TH LA N BEGINS</p> <p>11334 WEIMER ROBT M • 391-9876</p> <p>11371 ROGOWSKI WALTER F • 391-5493</p> <p>11395 STIFFLER JACK E • 391-1668</p> <p>11410 VAN ALYEA MELVILLE C • 584-5605</p> <p>11417 MILLER GEO W •</p> <p>11433 KERR ANGUS •</p> <p>11444 DONNELLY JAMES B • 584-4787</p> <p>11449 MILLER DONALD W • 391-7008</p> <p>11468 VOLMAR MARY D MRS • 391-7004</p> <p>11481 GREGG DUANE E •</p> <p>GREGG D S PLASTERING CO 391-7001</p> <p>11496 HAAKE HELEN R MRS • 584-4550</p> <p>11497 MC KEEVER RARTH F • 391-7005</p> <p>11531 WAMSER WMMP • 391-2406</p> <p>11563 JOHNSON SYDNEY E • 391-5020</p> <p>11595 MERRITT CHARLES D • 391-4982</p>
<p>102D AV N INTERSECTS</p> <p>10200 CHARLTON TRAVIS E • 596-0091</p> <p>10300 KLEIN LOUIS • 596-006</p> <p>10301 EBLEN NEWTON C • 596-084</p> <p>10348 HAGAN DAVID R • 596-073</p> <p>10373 ADAMS JOHN 596-0372</p> <p>10400 BARR THOS A 596-0053</p> <p>10429 NO RETURN</p> <p>10432 LANG THOS •</p> <p>10464 BATTEN ANDREW H • 596-045</p> <p>10548 WITTEN JAMES R • 596-082</p> <p>10572 KEHDE DOROTHY MRS</p> <p>10595 YUNKER FRED • 595-5554</p> <p>10696 COLLINS JAMES J JR • 595-5333</p> <p>10877 WILLARD EDMUND W</p> <p>10900 HILL JOHN S GROVES FRUIT PACKERS</p> <p>HILL NANCY MRS •</p> <p>10933 VACANT</p> <p>11055 GIBSON ROBT E 595-531</p> <p>11207 SAKERS ELLA E MRS • 55-5311</p> <p>11220 CHRIST THE KING LUTHERAN CHURCH 595-5011</p> <p>11350 WILKINSON CECIL E 595-5313</p> <p>11355 NEWCOMB</p>	<p>RIDGE RD BEGINS</p> <p>11540 RHODES MARTIN C • 584-4555</p> <p>11590 PANKRATZ C LEROY •</p> <p>11680 MEARES BETTY E MRS • 391-8593</p> <p>11678 MARZULLI PASCALLA • 391-0384</p> <p>11690 PRESS H WARREN •</p> <p>33</p> <p>OAKRIDGE AV NORTH (SEMINOLE)--FROM HILLSIDE ST N W 1 N OF N PINEDALE AV</p> <p>11600 WRIGHT PHILIP H II • 391-3119</p> <p>11648 WILSON DAVID L •</p> <p>11716 MC GUIRK EARL J • 391-0518</p> <p>11717 VONHOF LEONARD F • 391-0507</p> <p>11748 STEFANICK FRANCIS • 391-0843</p>
32	14
<p>OAKHURST RD (SEMINOLE)--FROM COR RIDGE RD & 74TH AV N SOUTHWEST AND WEST</p>	<p>OLD GULF BLVD (MADEIRA BEACH)--FROM 12850 GULF BLVD W & N IN A SEMI-CIR BACK TO GULF BLVD</p>

REGULATORY DATABASE REPORT

Oakhurst Plaza

9220 137th Street N
Seminole, FL 33776

Inquiry Number: 05869942.2r
November 14, 2019

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GeoCheck - Not Requested	

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

9220 137TH STREET N
SEMINOLE, FL 33776

COORDINATES

Latitude (North): 27.8567780 - 27° 51' 24.40"
Longitude (West): 82.8285520 - 82° 49' 42.78"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 319954.2
UTM Y (Meters): 3082508.8
Elevation: 49 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5655710 SEMINOLE, FL
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150703
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
9220 137TH STREET N
SEMINOLE, FL 33776

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	OAKHURST AUTO SERVIC	9220 137TH ST	FINDS, ECHO		TP
A2	OAKHURST AUTO SERVIC	9220 137TH ST	RCRA-VSQG		TP
A3	ARDEN COURTS OF SEMI	9300 ANTILLES DR	AST	Higher	129, 0.024, NNE
B4	PUBLIX SUPER MARKET	9201 OAKHURST RD	AST, Financial Assurance	Lower	391, 0.074, WSW
C5	OAKHURST CLEANERS	9021 OAKHURST RD	EDR Hist Cleaner	Lower	399, 0.076, South
C6	OAKHURST DRY CLEANER	9021 OAKHURST RD	EDR Hist Cleaner	Lower	460, 0.087, South
C7	PILLSBURY CLEANERS	9021 OAKHURST RD	EDR Hist Cleaner	Lower	460, 0.087, South
B8	CROFT RE GULF TO BAY	9160 OAKHURST RD STE	EDR Hist Auto	Lower	638, 0.121, West
9	INDIAN ROCKS AWS STA		FUDS	Higher	2679, 0.507, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
OAKHURST AUTO SERVIC 9220 137TH ST SEMINOLE, FL 33776	FINDS Registry ID:: 110041660529 ECHO Registry ID: 110041660529	N/A
OAKHURST AUTO SERVIC 9220 137TH ST SEMINOLE, FL 33776	RCRA-VSQG EPA ID:: FLR000167767	FLR000167767

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Florida's State-Funded Action Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facility Database

State and tribal leaking storage tank lists

LAST..... Leaking Aboveground Storage Tank Listing
LUST..... Petroleum Contamination Detail Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FF TANKS..... Federal Facilities Listing
FEMA UST..... Underground Storage Tank Listing
UST..... Storage Tank Facility Information
INDIAN UST..... Underground Storage Tanks on Indian Land
TANKS..... Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Institutional Controls Registry
INST CONTROL..... Institutional Controls Registry

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Sites
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY.....	Recycling Centers
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL.....	Delisted National Clandestine Laboratory Register
PRIORITYCLEANERS.....	Priority Ranking List
FI Sites.....	Sites List
US CDL.....	National Clandestine Laboratory Register
PFAS.....	PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

Local Land Records

LIENS 2.....	CERCLA Lien Information
--------------	-------------------------

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Oil and Hazardous Materials Incidents
SPILLS 90.....	SPILLS 90 data from FirstSearch
SPILLS 80.....	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Facilities Listing
ASBESTOS.....	ASBESTOS
CLEANUP SITES.....	DEP Cleanup Sites - Contamination Locator Map Listing
DEDB.....	Ethylene Dibromide Database Results
DRYCLEANERS.....	Drycleaning Facilities
DWM CONTAM.....	DWM CONTAMINATED SITES
Financial Assurance.....	Financial Assurance Information Listing
FL Cattle Dip. Vats.....	Cattle Dipping Vats
RESP PARTY.....	Responsible Party Sites Listing
SITE INV SITES.....	Site Investigation Section Sites Listing
TIER 2.....	Tier 2 Facility Listing
UIC.....	Underground Injection Wells Database Listing
NPDES.....	Wastewater Facility Regulation Database
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
 RGA LF..... Recovered Government Archive Solid Waste Facilities List
 RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State and tribal registered storage tank lists

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARDEN COURTS OF SEMI Database: AST, Date of Government Version: 05/17/2019 Facility Status: OPEN Facility-Site Id: 9816943 Facility Status: OPEN	9300 ANTILLES DR	NNE 0 - 1/8 (0.024 mi.)	A3	12
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PUBLIX SUPER MARKET Database: AST, Date of Government Version: 05/17/2019 Facility Status: OPEN Facility-Site Id: 9810480 Facility Status: OPEN	9201 OAKHURST RD	WSW 0 - 1/8 (0.074 mi.)	B4	13

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 05/15/2019 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INDIAN ROCKS AWS STA		SE 1/2 - 1 (0.507 mi.)	9	19

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR

EXECUTIVE SUMMARY

researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CROFT RE GULF TO BAY	9160 OAKHURST RD STE	W 0 - 1/8 (0.121 mi.)	B8	19

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 3 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

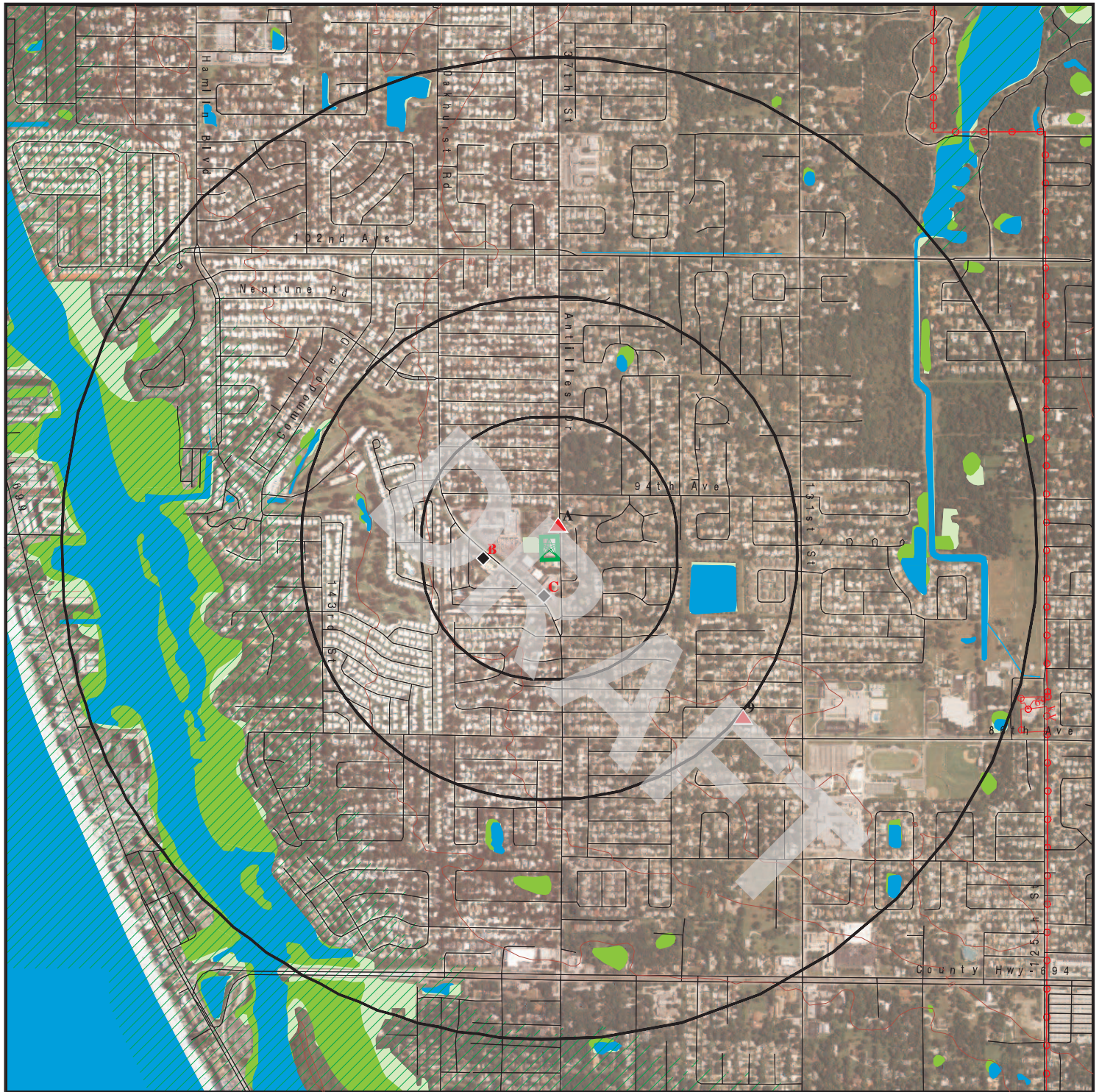
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OAKHURST CLEANERS	9021 OAKHURST RD	S 0 - 1/8 (0.076 mi.)	C5	18
OAKHURST DRY CLEANER	9021 OAKHURST RD	S 0 - 1/8 (0.087 mi.)	C6	18
PILLSBURY CLEANERS	9021 OAKHURST RD	S 0 - 1/8 (0.087 mi.)	C7	18

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

DRAFT

OVERVIEW MAP - 05869942.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

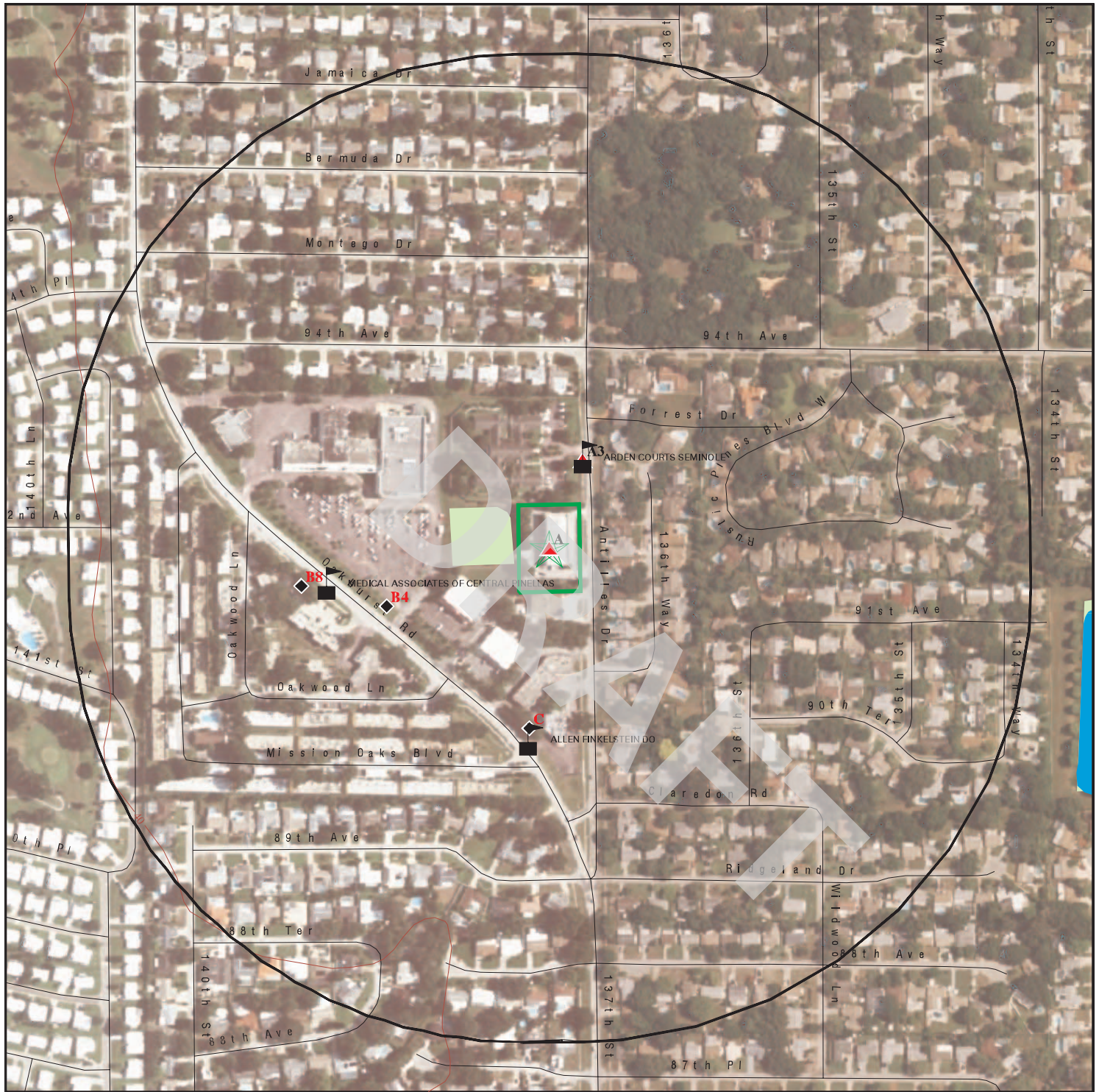
FL Brownfield








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.





SITE NAME: Oakhurst Plaza
ADDRESS: 9220 137th Street N
Seminole FL 33776
LAT/LONG: 27.856778 / 82.828552

CLIENT: CBRE
CONTACT: Sandy Smith
INQUIRY #: 05869942.2r
DATE: November 14, 2019 5:59 pm

DETAIL MAP - 05869942.2R



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  National Wetland Inventory
-  State Wetlands
-  FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Oakhurst Plaza
 ADDRESS: 9220 137th Street N
 Seminole FL 33776
 LAT/LONG: 27.856778 / 82.828552

CLIENT: CBRE
 CONTACT: Sandy Smith
 INQUIRY #: 05869942.2r
 DATE: November 14, 2019 6:01 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250	1	0	0	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LAST	0.500		0	0	0	NR	NR	0
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FF TANKS	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
CLEANUP SITES	TP		NR	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	0	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		3	NR	NR	NR	NR	3

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		3	6	0	0	1	0	10

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property
OAKHURST AUTO SERVICE
9220 137TH ST
SEMINOLE, FL 33776

FINDS
ECHO
1014689269
N/A

Site 1 of 3 in cluster A

Actual:
49 ft.

FINDS:

Registry ID: 110041660529

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1014689269
Registry ID: 110041660529
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110041660529>

A2
Target
Property
OAKHURST AUTO SERVICE
9220 137TH ST
SEMINOLE, FL 33776

RCRA-VSQQ
1014388917
FLR000167767

Site 2 of 3 in cluster A

Actual:
49 ft.

RCRA-VSQQ:

Date form received by agency: 2010-06-15 00:00:00.0
Facility name: OAKHURST AUTO SERVICE
Facility address: 9220 137TH ST
SEMINOLE, FL 33776
EPA ID: FLR000167767
Mailing address: 137TH ST
SEMINOLE, FL 33776
Contact: NON NOTIFIER
Contact address: BLAIR STONE ROAD
TALLAHASSEE, FL 32399-2400
Contact country: US
Contact telephone: 850-245-8707
Contact email: Not reported
EPA Region: 04
Land type: Private
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKHURST AUTO SERVICE (Continued)

1014388917

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

Handler Activities Summary:

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

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Facility Has Received Notices of Violations:

Regulation violated: 62-710.401(6)
Area of violation: State Statute or Regulation
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-10-06 00:00:00.0
Violation lead agency: State
Enforcement action: DEP MEETING
Enforcement action date: 2010-09-07 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: 62-737.400(5)(b)
Area of violation: State Statute or Regulation
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP MEETING
Enforcement action date: 2010-09-07 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKHURST AUTO SERVICE (Continued)

1014388917

Regulation violated: 262.11
Area of violation: Generators - General
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP SHORT FORM CONSENT ORDER
Enforcement action date: 2010-10-22 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 1100
Paid penalty amount: 1100

Regulation violated: 62-730.030(3)
Area of violation: State Statute or Regulation
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP SHORT FORM CONSENT ORDER
Enforcement action date: 2010-10-22 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 1100
Paid penalty amount: 1100

Regulation violated: 62-730.030(3)
Area of violation: State Statute or Regulation
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP MEETING
Enforcement action date: 2010-09-07 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: 279.22(c)(1)
Area of violation: Used Oil - Generators
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP SHORT FORM CONSENT ORDER
Enforcement action date: 2010-10-22 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 1100
Paid penalty amount: 1100

Regulation violated: 62-710.401(6)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKHURST AUTO SERVICE (Continued)

1014388917

Area of violation: State Statute or Regulation
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-10-06 00:00:00.0
Violation lead agency: State
Enforcement action: DEP SHORT FORM CONSENT ORDER
Enforcement action date: 2010-10-22 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 1100
Paid penalty amount: 1100

Regulation violated: 279.22(c)(1)
Area of violation: Used Oil - Generators
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP MEETING
Enforcement action date: 2010-09-07 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: 62-737.400(5)(b)
Area of violation: State Statute or Regulation
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP SHORT FORM CONSENT ORDER
Enforcement action date: 2010-10-22 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 1100
Paid penalty amount: 1100

Regulation violated: 262.11
Area of violation: Generators - General
Date violation determined: 2010-06-15 00:00:00.0
Date achieved compliance: 2010-09-07 00:00:00.0
Violation lead agency: State
Enforcement action: DEP MEETING
Enforcement action date: 2010-09-07 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 2010-06-15 00:00:00.0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKHURST AUTO SERVICE (Continued)

1014388917

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: State Statute or Regulation
Date achieved compliance: 2010-09-07 00:00:00.0
Evaluation lead agency: State

Evaluation date: 2010-06-15 00:00:00.0
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: State Statute or Regulation
Date achieved compliance: 2010-10-06 00:00:00.0
Evaluation lead agency: State

Evaluation date: 2010-06-15 00:00:00.0
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 2010-09-07 00:00:00.0
Evaluation lead agency: State

Evaluation date: 2010-06-15 00:00:00.0
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Used Oil - Generators
Date achieved compliance: 2010-09-07 00:00:00.0
Evaluation lead agency: State

A3
NNE
< 1/8
0.024 mi.
129 ft.

ARDEN COURTS OF SEMINOLE
9300 ANTILLES DR
SEMINOLE, FL 33776

AST A100478470
N/A

Site 3 of 3 in cluster A

Relative:
Higher
Actual:
49 ft.

AST:
Name: ARDEN COURTS OF SEMINOLE
Address: 9300 ANTILLES DR
Facility ID: 9816943
Facility Status: OPEN
Type Description: Fuel user/Non-retail
Facility Phone: 7275177800
DEP Contractor Own: P
Region: STATE
Positioning Method: Not reported
Lat/Long (dms): Not reported

Owner:
Owner Id: 73290
Owner Name: HCR MANOR CARE
Owner Address: 333 N SUMMIT ST
Owner Address 2: ATTN: TREASURY / RISK MGMT
Owner City,St,Zip: TOLEDO, OH 43604
Owner Contact: BRUCE HELBERG- DIRECTOR RISK MANAGEMENT
Owner Phone: 4192545442

Tank Id: 1
Status: In service
Status Date: 2/1/2019
Install Date: 2/1/2019
Substance: Diesel-emergen generator
Content Description: Emerg Generator Diesel
Gallons: 1325
Tank Location: ABOVEGROUND

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARDEN COURTS OF SEMINOLE (Continued)

A100478470

Construction:

Tank Id: 1
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Monitoring:

Tank ID: 1
Monitoring Description: Visual inspection of ASTs

Tank ID: 1
Monitoring Description: Monitor dbl wall tank space

Piping:

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Abv, no soil contact

[Click here for Florida Oculus:](#)

B4
WSW
< 1/8
0.074 mi.
391 ft.

PUBLIX SUPER MARKET #751
9201 OAKHURST RD
SEMINOLE, FL 33776

Site 1 of 2 in cluster B

AST S109209435
Financial Assurance N/A

Relative:
Lower
Actual:
46 ft.

AST:

Name: PUBLIX SUPER MARKET #751
Address: 9201 OAKHURST RD
Facility ID: 9810480
Facility Status: OPEN
Type Description: Fuel user/Non-retail
Facility Phone: 7275937794
DEP Contractor Own: P
Region: STATE
Positioning Method: Not reported
Lat/Long (dms): Not reported

Owner:

Owner Id: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PUBLIX SUPER MARKET #751 (Continued)

S109209435

Owner Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Owner Phone: 8634995418

Tank Id: 1
Status: In service
Status Date: 5/1/2008
Install Date: 5/1/2008
Substance: Diesel-emergen generator
Content Description: Emerg Generator Diesel
Gallons: 1000
Tank Location: ABOVEGROUND

Construction:

Tank Id: 1
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Monitoring:

Tank ID: 1
Monitoring Description: Visual inspection of ASTs

Tank ID: 1
Monitoring Description: Monitor dbl wall tank space

Tank ID: 1
Monitoring Description: External piping monitoring

Piping:

Tank ID: 1
Piping Category: Primary Construction
Piping Description: DEP approved piping

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Suction piping system

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Abv, no soil contact

[Click here for Florida Oculus:](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PUBLIX SUPER MARKET #751 (Continued)

S109209435

FL Financial Assurance 3:

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2008
Expire Date: 03/19/2009
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2009
Expire Date: 03/19/2010
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2010
Expire Date: 03/19/2011
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PUBLIX SUPER MARKET #751 (Continued)

S109209435

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2011
Expire Date: 03/19/2012
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2013
Expire Date: 03/19/2014
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2014
Expire Date: 03/20/2015
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PUBLIX SUPER MARKET #751 (Continued)

S109209435

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2015
Expire Date: 03/20/2016
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2016
Expire Date: 03/20/2017
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2017
Expire Date: 03/20/2018
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PUBLIX SUPER MARKET #751 (Continued)

S109209435

Region: 3
Facility ID: 9810480
Facility Phone: 7275937794
Facility Status: OPEN
Facility Type: C
Type Description: Fuel user/Non-retail
DEP CO: P
Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 03/20/2018
Expire Date: 03/20/2019
Owner ID: 25164
Owner Name: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address: PO BOX 407
Owner Address2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: LAKELAND, FL 33802
Contact: MICHAEL HEWETT/BRENDA WILLIAMS
Resp Party Phone: 8634995418

C5
South
< 1/8
0.076 mi.
399 ft.

OAKHURST CLEANERS
9021 OAKHURST RD
SEMINOLE, FL 33542

EDR Hist Cleaner 1018459619
N/A

Site 1 of 3 in cluster C

Relative:
Lower

EDR Hist Cleaner

Actual:
47 ft.

Year: Name:
1986 OAKHURST CLEANERS
1987 OAKHURST CLEANERS

Type:
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs

C6
South
< 1/8
0.087 mi.
460 ft.

OAKHURST DRY CLEANERS
9021 OAKHURST RD
ST. PETERSBURG SUBURBAN, FL

EDR Hist Cleaner 1009200488
N/A

Site 2 of 3 in cluster C

Relative:
Lower

EDR Hist Cleaner

Actual:
46 ft.

Year: Name:
1985 OAKHURST DRY CLEANERS

Type:
CLEANERS

C7
South
< 1/8
0.087 mi.
460 ft.

PILLSBURY CLEANERS
9021 OAKHURST RD
ST. PETERSBURG SUBURBAN, FL

EDR Hist Cleaner 1009200496
N/A

Site 3 of 3 in cluster C

Relative:
Lower

EDR Hist Cleaner

Actual:
46 ft.

Year: Name:
1985 PILLSBURY CLEANERS

Type:
CLEANERS AND DYERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B8
West
< 1/8
0.121 mi.
638 ft.

CROFT RE GULF TO BAY LLC
9160 OAKHURST RD STE 4B
SEMINOLE, FL 33776

EDR Hist Auto **1020734879**
N/A

Site 2 of 2 in cluster B

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
45 ft. 2012 CROFT RE GULF TO BAY LLC Gasoline Service Stations, NEC

9 **INDIAN ROCKS AWS STATION 27**

FUDS **1009484249**
N/A

SE
1/2-1
0.507 mi.
2679 ft.

SEMINOLE, FL

Relative: FUDS:
Higher EPA Region: 4
Installation ID: FL49799F455500
Congressional District Number: 13
Facility Name: INDIAN ROCKS AWS STATION 27
FUDS Number: I04FL0339
City: SEMINOLE
State: FL
County: PINELLAS
Telephone: 904-232-2235
USACE Division: South Atlantic Division (SAD)
USACE District: Jacksonville District (SAJ)
Status: Properties with projects
Current Owner: Private Sector
X Coord: -82.821944439883296
Y Coord: 27.851666669681901
Latitude: 27.85166667
Longitude: -82.821944439999996

FUDS Detail as of Jan 2015:

Fiscal Year: 2013
Federal Facility ID: FL9799F4555
RAB: Not reported
NPL Status: Not Listed
Description: In July 1941 the United States acquired 8.92 acres from a private individual for use as an Army Air Force Aircraft Warning Services Station. The site was located on the Coast of the Gulf of Mexico, approximately ten miles northwest of the City of St. Petersburg and two miles southeast of the town of Indian Rocks Beach in Pinellas County, Florida. In 1944 the property was conveyed to the Federal Mortgage Corporation. The site is currently privately owned by various individuals and utilized for both residential and commercial purposes. The United States acquired the property in 1941 from a private individual for use as an Army Air Force Aircraft Warning Service Station. The site was developed and named the Indian Rocks A.W.S. Station No. 27. The Army Air Force, 1st Fighter Command utilized this site as an aircraft warning service station and small arms range. The site was inactivated in 1945. A site visit in 1992 produced no evidence of hazardous/toxic waste, abandoned storage tanks, ordnance/explosive waste, or unsafe structures/debris. However the city of Belleair Beach has had problems with rockets washing up onshore or being carried onshore by swimmers. An underwater ordnance sweep was conducted in 1987 and there is no recent evidence of any

History:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INDIAN ROCKS AWS STATION 27 (Continued)

1009484249

CTC:	remaining ordnance; however, chances are that a strong storm might
Current Program:	uncover additional ordnance. An Ordnance and Explosive Waste (OEW)
Future Program:	project was approved for this site in December 1992.
Institutional ID:	14
	Not reported
	Not reported
	60547

DRAFT

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

DRAFT

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 07/19/2019	Source: EPA
Date Data Arrived at EDR: 07/30/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 11/07/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/13/2020
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/19/2019	Source: EPA
Date Data Arrived at EDR: 07/30/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 11/07/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/13/2020
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/04/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 07/19/2019	Source: EPA
Date Data Arrived at EDR: 07/30/2019	Telephone: 800-424-9346
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 11/07/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/27/2020
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/24/2019	Source: EPA
Date Data Arrived at EDR: 06/26/2019	Telephone: 800-424-9346
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/28/2019
Number of Days to Update: 113	Next Scheduled EDR Contact: 01/06/2020
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 06/24/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2019	Telephone: (404) 562-8651
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/28/2019
Number of Days to Update: 113	Next Scheduled EDR Contact: 01/06/2020
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 06/24/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2019	Telephone: (404) 562-8651
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/28/2019
Number of Days to Update: 113	Next Scheduled EDR Contact: 01/06/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/24/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2019	Telephone: (404) 562-8651
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/28/2019
Number of Days to Update: 113	Next Scheduled EDR Contact: 01/06/2020
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/24/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2019	Telephone: (404) 562-8651
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/28/2019
Number of Days to Update: 113	Next Scheduled EDR Contact: 01/06/2020
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/13/2019	Source: Department of the Navy
Date Data Arrived at EDR: 08/20/2019	Telephone: 843-820-7326
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 11/07/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 02/24/2020
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/19/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/20/2019	Telephone: 703-603-0695
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 08/20/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/19/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/20/2019	Telephone: 703-603-0695
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 08/20/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 09/09/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 14

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Florida's State-Funded Action Sites

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

Date of Government Version: 12/06/2018
Date Data Arrived at EDR: 02/20/2019
Date Made Active in Reports: 03/12/2019
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 08/23/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

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

Date of Government Version: 07/16/2019
Date Data Arrived at EDR: 07/17/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 55

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 10/16/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 08/06/2019
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/30/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 08/06/2019
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 10/29/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/16/2019	Source: EPA Region 10
Date Data Arrived at EDR: 07/29/2019	Telephone: 206-553-2857
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/12/2019	Source: EPA Region 4
Date Data Arrived at EDR: 07/29/2019	Telephone: 404-562-8677
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/02/2019	Source: EPA Region 8
Date Data Arrived at EDR: 10/22/2019	Telephone: 303-312-6271
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 20	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/01/2019	Source: EPA Region 6
Date Data Arrived at EDR: 07/29/2019	Telephone: 214-665-6597
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/08/2019	Source: EPA, Region 5
Date Data Arrived at EDR: 07/30/2019	Telephone: 312-886-7439
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/29/2019	Telephone: 415-972-3372
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 07/02/2019	Source: EPA Region 7
Date Data Arrived at EDR: 10/16/2019	Telephone: 913-551-7003
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 8	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

State and tribal registered storage tank lists

FF TANKS: Federal Facilities Listing

A listing of federal facilities with storage tanks.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/27/2019
Number of Days to Update: 63

Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019
Date Data Arrived at EDR: 08/28/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 75

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

UST: Storage Tank Facility Information

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/17/2019
Date Data Arrived at EDR: 06/27/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information

Registered Aboveground Storage Tanks.

Date of Government Version: 05/17/2019
Date Data Arrived at EDR: 06/27/2019
Date Made Active in Reports: 07/23/2019
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2019	Source: EPA Region 7
Date Data Arrived at EDR: 07/29/2019	Telephone: 913-551-7003
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/11/2019	Source: EPA, Region 1
Date Data Arrived at EDR: 07/30/2019	Telephone: 617-918-1313
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/02/2019	Source: EPA Region 8
Date Data Arrived at EDR: 10/22/2019	Telephone: 303-312-6137
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 20	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/12/2019	Source: EPA Region 4
Date Data Arrived at EDR: 07/29/2019	Telephone: 404-562-9424
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/08/2019	Source: EPA Region 5
Date Data Arrived at EDR: 07/29/2019	Telephone: 312-886-6136
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/01/2019	Source: EPA Region 6
Date Data Arrived at EDR: 07/29/2019	Telephone: 214-665-7591
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/16/2019	Source: EPA Region 10
Date Data Arrived at EDR: 07/30/2019	Telephone: 206-553-2857
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either been closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 05/17/2019	Source: Department of Environmental Protection
Date Data Arrived at EDR: 06/27/2019	Telephone: 850-245-8841
Date Made Active in Reports: 07/23/2019	Last EDR Contact: 10/25/2019
Number of Days to Update: 26	Next Scheduled EDR Contact: 02/10/2020
	Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

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

Date of Government Version: 06/28/2019	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/01/2019	Telephone: 850-245-8927
Date Made Active in Reports: 09/09/2019	Last EDR Contact: 10/01/2019
Number of Days to Update: 70	Next Scheduled EDR Contact: 01/13/2020
	Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 06/28/2019	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/01/2019	Telephone: 850-245-8927
Date Made Active in Reports: 09/09/2019	Last EDR Contact: 10/01/2019
Number of Days to Update: 70	Next Scheduled EDR Contact: 01/13/2020
	Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites

Listing of closed and active voluntary cleanup sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/28/2019
Date Data Arrived at EDR: 08/23/2019
Date Made Active in Reports: 11/01/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Varies

State and tribal Brownfields sites

BSRA: Brownfield Site Rehabilitation Agreements Listing

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

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/09/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 10/04/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites Database

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.

Date of Government Version: 04/18/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/09/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 10/01/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Semi-Annually

BROWNFIELDS AREAS: Brownfields Areas Database

A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has 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. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 05/06/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/09/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 10/01/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US BROWNFIELDS: A Listing of Brownfields Sites

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

Date of Government Version: 06/03/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/04/2019	Telephone: 202-566-2777
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 09/19/2019
Number of Days to Update: 83	Next Scheduled EDR Contact: 12/30/2019
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 12/03/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 01/15/2019	Telephone: 850-245-8718
Date Made Active in Reports: 03/14/2019	Last EDR Contact: 10/18/2019
Number of Days to Update: 58	Next Scheduled EDR Contact: 01/27/2020
	Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 10/23/2019
Number of Days to Update: 52	Next Scheduled EDR Contact: 02/10/2020
	Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 10/17/2019
Number of Days to Update: 137	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/01/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

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.

Date of Government Version: 07/15/2019
Date Data Arrived at EDR: 08/13/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 72

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 11/12/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 07/31/2019
Date Data Arrived at EDR: 08/06/2019
Date Made Active in Reports: 10/15/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/30/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/30/2019	Telephone: 202-564-6023
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 11/07/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/13/2020
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2019	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/26/2019	Telephone: 202-366-4555
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 09/24/2019
Number of Days to Update: 89	Next Scheduled EDR Contact: 01/06/2020
	Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents

Statewide oil and hazardous materials inland incidents.

Date of Government Version: 07/09/2019	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/10/2019	Telephone: 850-245-2010
Date Made Active in Reports: 09/10/2019	Last EDR Contact: 10/02/2019
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2020
	Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 03/04/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 60	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 03/06/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 10/17/2019
Number of Days to Update: 113

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 10/28/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/15/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 79

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/23/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/07/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/11/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/24/2019
Date Data Arrived at EDR: 06/26/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/24/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 10/31/2019
Number of Days to Update: 88	Next Scheduled EDR Contact: 02/17/2020
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 11/08/2019
Number of Days to Update: 73	Next Scheduled EDR Contact: 02/17/2020
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/21/2017	Telephone: 202-260-5521
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 09/19/2019
Number of Days to Update: 198	Next Scheduled EDR Contact: 12/30/2019
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 01/10/2018	Telephone: 202-566-0250
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 08/23/2019
Number of Days to Update: 2	Next Scheduled EDR Contact: 12/02/2019
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 09/30/2018	Source: EPA
Date Data Arrived at EDR: 04/24/2019	Telephone: 202-564-4203
Date Made Active in Reports: 08/08/2019	Last EDR Contact: 10/23/2019
Number of Days to Update: 106	Next Scheduled EDR Contact: 02/03/2020
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/21/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 09/05/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 18

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2019
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 34

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/11/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/07/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/20/2019
Date Data Arrived at EDR: 06/20/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 49

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/06/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/03/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017	Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 11/06/2019
Number of Days to Update: 15	Next Scheduled EDR Contact: 02/17/2020
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 11/12/2019
Number of Days to Update: 84	Next Scheduled EDR Contact: 01/13/2020
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/01/2019	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 07/31/2019	Telephone: 202-366-4595
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 10/29/2019
Number of Days to Update: 85	Next Scheduled EDR Contact: 02/10/2020
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/30/2019
Date Data Arrived at EDR: 07/16/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 78

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/16/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2019
Next Scheduled EDR Contact: 01/19/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/04/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/21/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 82

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/07/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/06/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 140

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 09/12/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/27/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 76

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/27/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/30/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/30/2019
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory 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.

Date of Government Version: 09/10/2019	Source: Department of Interior
Date Data Arrived at EDR: 09/10/2019	Telephone: 202-208-2609
Date Made Active in Reports: 10/17/2019	Last EDR Contact: 09/10/2019
Number of Days to Update: 37	Next Scheduled EDR Contact: 12/23/2019
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/03/2019	Source: EPA
Date Data Arrived at EDR: 06/05/2019	Telephone: (404) 562-9900
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 09/04/2019
Number of Days to Update: 90	Next Scheduled EDR Contact: 12/16/2019
	Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 07/06/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/09/2019	Telephone: 202-564-2280
Date Made Active in Reports: 10/02/2019	Last EDR Contact: 10/08/2019
Number of Days to Update: 85	Next Scheduled EDR Contact: 01/20/2020
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 08/21/2019
Number of Days to Update: 71	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/10/2019
Next Scheduled EDR Contact: 01/27/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/19/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 83

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 05/14/2019
Date Data Arrived at EDR: 05/16/2019
Date Made Active in Reports: 06/14/2019
Number of Days to Update: 29

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 10/23/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/29/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 06/18/2019
Date Data Arrived at EDR: 06/20/2019
Date Made Active in Reports: 08/27/2019
Number of Days to Update: 68

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 09/12/2019
Next Scheduled EDR Contact: 12/30/2019
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/22/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 42

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 10/22/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/28/2019
Number of Days to Update: 58

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 07/26/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/11/2019
Number of Days to Update: 43

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 07/16/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/11/2019
Number of Days to Update: 43

Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 06/06/2019
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 10/25/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 01/19/2017
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 10

Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 10/08/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: No Update Planned

RESP PARTY: Responsible Party Sites Listing

Open, inactive and closed responsible party sites

Date of Government Version: 06/30/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/09/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 10/01/2019
Next Scheduled EDR Contact: 01/13/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SITE INV SITES: Site Investigation Section Sites Listing

Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 08/19/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/30/2019
Number of Days to Update: 71

Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 08/27/2019
Number of Days to Update: 75

Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing

A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 07/22/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/11/2019
Number of Days to Update: 50

Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 10/17/2019
Next Scheduled EDR Contact: 02/03/2020
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database

Domestic and industrial wastewater facilities.

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/06/2019
Date Made Active in Reports: 10/15/2019
Number of Days to Update: 70

Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 11/05/2019
Next Scheduled EDR Contact: 02/17/2020
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/30/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Florida.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Florida.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Florida.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List

List of all regulated facilities in Alachua County.

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 35

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 09/19/2019
Next Scheduled EDR Contact: 01/06/2020
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks

Aboveground storage tank locations in Broward County.

Date of Government Version: 06/28/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/12/2019
Number of Days to Update: 73

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks

All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 06/28/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/12/2019
Number of Days to Update: 73

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF

Hillsborough county landfill sites.

Date of Government Version: 05/02/2019
Date Data Arrived at EDR: 05/03/2019
Date Made Active in Reports: 06/06/2019
Number of Days to Update: 34

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 10/31/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DADE CO AP: Air Permit Sites

Facilities that release or have a potential to release pollutants.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing

A listing of agricultural waste sites

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List

The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

DADE GTO: Grease Trap Sites

Any non-residential facility that discharges waste to a sanitary sewer.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: Dade County Dept. of Env. Resources Mgmt.
Telephone: 305-372-6508
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

DADE MOP: Marine Facilities Operating Permit

What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement

The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites

Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 08/26/2019
Date Data Arrived at EDR: 08/26/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 71

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases

DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks

A listing of aboveground and underground storage tank site locations.

Date of Government Version: 02/26/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 63

Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 08/26/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF

Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20

Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 09/13/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/14/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 08/05/2019
Number of Days to Update: 83

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/11/2019
Next Scheduled EDR Contact: 02/24/2020
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/02/2019
Next Scheduled EDR Contact: 01/20/2020
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/29/2019
Next Scheduled EDR Contact: 02/10/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/09/2019
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/16/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/06/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families

Source: Provider Information

Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Environmental Protection

Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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DRAFT

SUPPLEMENTARY DOCUMENTATION

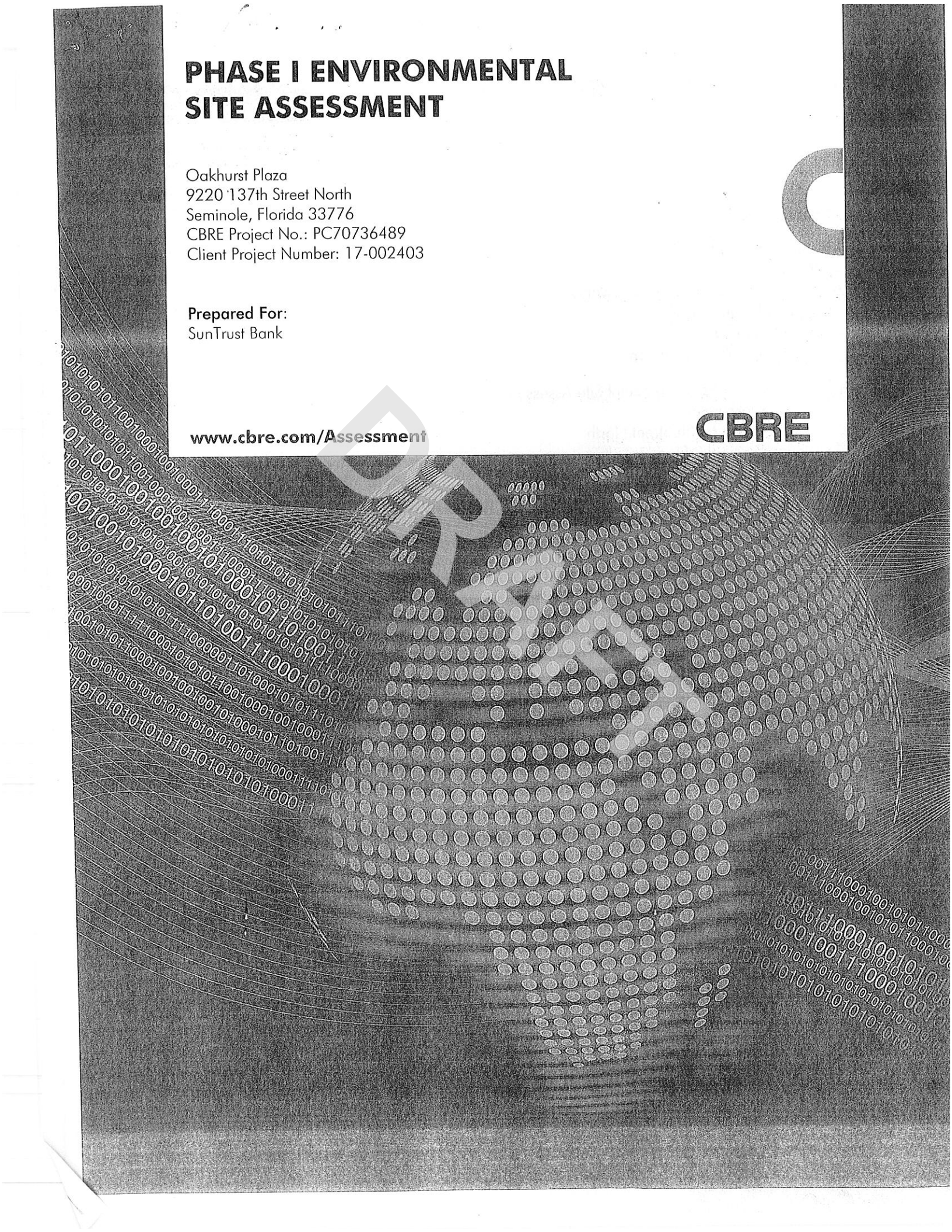
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Oakhurst Plaza
9220 137th Street North
Seminole, Florida 33776
CBRE Project No.: PC70736489
Client Project Number: 17-002403

Prepared For:
SunTrust Bank

www.cbre.com/Assessment

CBRE



August 3, 2017

Ms. Vanessa Butler
SunTrust Bank
200 South Orange Avenue, Tower 5
Orlando, Florida 32801
(407) 286-8118
vanessa.butler@suntrust.com

Re: Phase I Environmental Site Assessment
Oakhurst Plaza
9220 137th Street North
Seminole, Florida 33776
CBRE Project No.: PC70736489
Client Project Number: 17-002403

Dear Ms. Butler:

CBRE, Inc., a Delaware corporation ("CBRE") is pleased to submit this copy of our Phase I Environmental Site Assessment on the above-referenced property. The report was prepared solely for the use of SunTrust Banks Inc. and any party specifically referenced in Section 2.1. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *environmental professional* as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the *subject property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Please contact the undersigned at (704) 331-1266 or by email at crystal.walters@cbre.com should you have any questions.

Sincerely,

CBRE, Inc. – ASSESSMENT AND CONSULTING SERVICES

Crystal Walters

Crystal Walters
Environmental Professional

Katie Cirilis

Katie Cirilis
Environmental Professional

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PHASE I ENVIRONMENTAL SITE ASSESSMENT SUMMARY						
OAKHURST PLAZA						
9220 137TH STREET NORTH						
SEMINOLE, FLORIDA 33776						
CBRE PROJECT NO.: PC70736489						
REPORT SECTION	NFA	REC	CREC	HREC	BER	COMMENT
Records Review	X					
Property History		X				Over 30 years of auto repair operations with eight in-ground hydraulic lifts and reported violations associated with hazardous waste.
Hazardous Substances/ Petroleum Products		X				Storage of the hazardous materials was unsatisfactory. Antifreeze and other fluids are disposed into floor drains connected to the oil/water separator.
Storage Tanks	X					
PCBs	X					
Other Visual Observations		X				Significant staining in hazardous waste storage area that has migrated onto pavement and fence. One inch of waste oil observed within secondary containment area.
Asbestos-Containing Materials					X	Based on the date of construction, ACM may be present.
Radon	X					
Lead-Based Paint	X					
Drinking Water	X					
Mold/Water Intrusion	X					
Flood Zones/Wetlands	X					

NFA – No Further Action

REC – Recognized Environmental Condition

CREC – Controlled Recognized Environmental Condition

HREC – Historical Recognized Environmental Condition

BER – Business Environmental Risk

CBRE

This report documents CBRE's findings from our Phase I Environmental Site assessment on the property located at 9220 137th Street North, Seminole, Florida (the "Subject"). The property, which is situated in a suburban area characterized by residential and commercial development, consists of a 1.0-acre parcel improved with a 31-year-old (built in 1986) automotive service center building. Prior to the construction of the existing improvements, the subject property was citrus groves and vacant land.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 and the limitations identified herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Subject, except for the following:

- The Subject has operated as an automotive service center since 1986. The service center includes eight in-ground hydraulic lifts and floor drains which tie to an oil/water separator. A small catchment basin is located in the alignment rack pit. Ms. Susan Slobodkin, Owner, stated that any fluids collected in the basin are manually pumped out and poured into one of the floor drains in the main service center area. Ms. Slobodkin also stated that used antifreeze is disposed by pouring it into the floor drains in the service center. The floors throughout the service center were stained, as well as the storage room where the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement. The Subject is listed as a RCRA conditionally exempt small quantity generator. According to a review of the available information on the Florida Department of Environmental Protection (FDEP) Oculus website, a compliance inspection was conducted in June 2010 after a complaint was received by the EPA Region IV. The inspection noted violations which resulted in a FDEP meeting and consent order. The violations noted were lack of documentation for disposal of hazardous waste and used oil, storing used mercury bulbs in no container or an open container, lack of secondary containment for the used oil AST or provide a double-walled AST, unlabeled used oil containers, and not recycling used antifreeze and pouring directly into the oil/water separator. The consent order was paid and the facility was found to be in compliance the same year.

The hazardous wastes (waste oil) are stored in the storage area on the north side of the service center. Of note, floor drains were not observed in the storage area. Hazardous waste manifests maintained on-site appeared to be in order. Housekeeping was observed to be generally unsatisfactory. Approximately one inch of oil was observed in the bottom of the secondary containment area for the waste oil AST. The floor of the storage area is stained and the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement.

Based on the above information, the more than 30 years of automobile service operations and the disposal of hazardous waste into the oil/water separator is considered a REC to the Subject.

A historical recognized environmental condition (HREC) refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment and/or remediation of any contaminants to below the most restrictive (generally residential) cleanup target concentrations or regulatory closure with no formal or implied restricted uses. CBRE did not identify HRECs in connection with the Subject.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Subject.

The ASTM Standard was designed solely to meet the requirements of the USEPA's All Appropriate Inquiries (AAI) to permit the potential purchaser to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, but recognizes that a User may choose to evaluate other business environmental risks (BERs). The investigation has revealed no BERs associated with the standard ASTM scope considerations.

At the request of Client, CBRE conducted a preliminary evaluation for asbestos-containing material (ACM), radon, lead-based paint (LBP), drinking water quality, mold, floodplains and wetland which are ASTM Non-Scope Considerations. This investigation has revealed no concerns relating to these ASTM Non-Scope Considerations in connection with the Subject except for the following:

- Based on the age of the Subject, the friable acoustical ceiling tiles are suspected to contain asbestos. In addition, the non-friable resilient floor finish assemblies and wallboard assemblies may contain asbestos.

RECOMMENDATIONS

CBRE recommends a subsurface investigation to determine if the Subject has been impacted by the more than 30 years of automotive repair operations.

Suspect ACM were identified on the Property. These materials were observed to be in good condition. ACM typically do not release measurable amounts of asbestos fibers unless the materials are disturbed or damaged. NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

2.1 General

CBRE was retained by SunTrust Banks, Inc. ("Client" or "User") to prepare a Phase I Environmental Site Assessment, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 on the Subject in accordance with our Agreement dated July 18, 2017.

2.2 Purpose and Scope

2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13*.

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

The term Controlled Recognized Environmental Condition (CREC) as defined by ASTM Standard E 1527-13 refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term Historical Recognized Environmental Condition (HREC) as defined by ASTM Standard E 1527-13 refers to a past release of any hazardous substances or petroleum products that has occurred in

connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The term business environmental risk (BER) as defined by ASTM Standard E 1527-13 refers to a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated per the ASTM standard.

2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

Of importance, the client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice. Client is also notified that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Subject that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

The specific scope of this assignment included the following:

- 2.2.2.1 Performing a site reconnaissance to characterize on-site conditions and assess the site's location with respect to surrounding property uses and natural surface features. In addition, CBRE conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on July 24, 2017, by Ms. Katie Cirilis representing CBRE. The site was represented by Ms. Susan Slobodkin, the property owner. It was partly cloudy and the temperature was approximately 90° F at the time of our site survey. CBRE conducted the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. CBRE also surveyed a representative sampling of the interior spaces in a systematic manner.

- 2.2.2.2 Interviewing persons familiar with the property to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. A Pre-Survey Questionnaire to be filled out and returned to CBRE by someone knowledgeable about the site was provided to Ms. Susan Slobodkin. A blank copy of the Pre-Survey Questionnaire is provided in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

Name	Affiliation	Telephone No.
Susan Slobodkin	Owner	727-593-0747
Freedom of Information Officer	Pinellas County Health Department	727-538-7277
Freedom of Information Officer	Pinellas County Fire Department	727-582-5750

- 2.2.2.3 If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.
- 2.2.2.4 Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps and atlases, to identify previous activities on and in the vicinity of the Subject. Copies of these documents are included in the Appendices.

- 2.2.2.5 Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within the Regulatory Review Section 6.0 of this report. A copy of the Computerized Environmental Report can be referenced in Appendix D.
- 2.2.2.6 Conducting a "Tier I" (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-15 *"Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions."* During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course.
- 2.2.2.7 Conducting a visual survey of readily accessible common areas to identify the presence of the most obvious and common types of suspect asbestos containing materials (ACM). The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (also known as the Green Book). All building materials listed within Appendix G of the Green Book are considered to be suspect ACMs at the Subject. This screening is not intended to be used for demolition, abatement, renovation, or repair work.
- THIS LIMITED SURVEY IS NOT TO BE CONSTRUED AS A COMPREHENSIVE ASBESTOS SURVEY, WHICH OFTEN ENTAILS DESTRUCTIVE TESTING OR THE SURVEY OF AREAS BEHIND WALLS, ABOVE CEILINGS, IN TENANT SPACES AND IN OTHER TYPICALLY INACCESSIBLE AREAS. MOREOVER, CBRE DOES NOT WARRANT THAT ALL ACMs AT THE SUBJECT HAVE BEEN IDENTIFIED.
- 2.2.2.8 Reviewing published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.

- 2.2.2.9 In the course of conducting representative observations of areas that are readily accessible, easily visible and safe with respect to the field observer, CBRE will report the presence of microbial growth.

This limited scan is not to be construed as a microbial growth survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all microbial growth at the Subject has been identified as microbial growth may exist in inaccessible or non-observable areas or may have occurred subsequent to our site survey.

- 2.2.2.10 Assessing the age of the Subject to determine whether it is predisposed to contain lead-based paint. During our walkthrough survey, CBRE noted the condition of the paint observed. Note, a compliance audit for lead paint was not conducted. NOTWITHSTANDING, THIS SCAN FOR LEAD-BASED PAINT SHOULD NOT BE CONSTRUED AS AN IN-DEPTH LEAD-BASED PAINT SURVEY.

- 2.2.2.11 Testing, if any, was designed solely to meet the requirements of the client's scope of work, not to meet any local, State or Federal regulations and shall not be utilized as such.

2.3 Data Gaps

According to § 3.2.21 of ASTM Standard E 1527-13, a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps occurred in connection with this report:

Data Gap	Explanation	Significance of Gap
Site History	History not conducted back to a time when the site was undeveloped land (See § 5)	Low - not likely to alter Report's conclusions due to CBRE's search of standard historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, and interviews with knowledgeable individuals who were familiar with the property.
Site History	Site history not conducted in 5-year intervals (See § 5)	Low - not likely to alter Report's conclusions due to CBRE's search of standard historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, and interviews with knowledgeable individuals who were familiar with the property.
User Interview	AAI User Questionnaire not returned to CBRE	Low - User is neither property owner nor operator; not likely to alter Report's conclusions
Former Owner or Operator Interview	Unable to interview former site owner or operator due to inability to locate	Low - not likely to alter Report's conclusions
Governmental Records	FOIAs not returned (See § 8.6)	Low - based on our review of regulatory databases, historical research, and the site reconnaissance, the lack of response from the government agencies would not likely alter the Report's conclusions.

After reviewing the above sources of information regarding the historical uses of the Site, CBRE did not identify any significant data gaps, as defined by ASTM.

3.0 SALIENT ASSIGNMENT INFORMATION

9220 137th Street North
Seminole, Florida

Salient Assignment Information	
Project No.:	PC70736489
Project Name:	Oakhurst Plaza
Street Address:	9220 137th Street North
City, State and Zip:	Seminole, Florida 33776
Primary Use:	Automotive service center
Year Built and Age of Improvements:	1986; 31 years-old
Site Area:	1.0 Acres
Building Size:	8,640 SFG
Reported Number of Units:	One
Number of Buildings:	One

4.0 SITE DESCRIPTION

9220 137th Street North
Seminole, Florida

4.1 Property Location

The Subject is located at 9220 137th Street North in Seminole, Pinellas County, Florida and is identified on local tax maps as Parcel No. 19-30-15-00000-410-0110. Please refer to the Site Plan and maps provided within Appendix C.

4.2 Surrounding Land Use

The Subject is located in a suburban setting characterized by residential and commercial development. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	Arden Courts of Seminole assisted living center (9300 137 th Street North)	Residential properties
South	Feld Tech (9150 137 th Street North)	Commercial and residential properties
East	137 th Street North, followed by single-family residences	Residential properties
West	Retention area	Commercial and retail properties

4.3 Physical Site Setting

4.3.1 Size and Shape of Parcel

The parcel containing the Subject is rectangular in shape and 1.0-acres in size.

4.3.2 Topography

The Subject is essentially level and at the same approximate topographic gradient as the surrounding properties. The topography of the area is best described as flat. According to the United States Geological Survey (USGS) *Seminole, Florida 7.5 Minute Series* topographic map, the Subject's topographic elevation is approximately 50 feet above mean sea level (msl).

4.3.3 Surface Waters and Wetlands

Surface Waters

There are no surface water bodies or streams on the Subject. The closest open surface water to the Subject is The Narrows, which is located approximately 0.75 miles to the west.

Wetlands

CBRE reviewed a wetlands map of the subject area prepared using the U.S. Department of the Interior, Fish and Wildlife Service's Internet Wetland Interactive Mapper. The source material used to produce the National Wetlands Inventory digital data for these maps was prepared primarily by stereoscopic analysis of high altitude aerial photographs. Based on this review, CBRE did not identify any federally regulated wetlands on the Subject. Additionally, CBRE did not observe vegetation characteristic of wetlands on-site.

Flood Map

According to Flood Insurance Rate Map (FIRM) #12103C0177G, the Subject is located in Zone X Unshaded, defined as areas of minimal flood hazard.

4.3.4 Soils, Geology and Groundwater

Soils

According to the *Soil Survey of Pinellas County, Florida*, dated 2006, issued by the United States Department of Agriculture, Soil Conservation Service, the soils at the Subject are classified as Tavares soil and Urban land. Tavares soils are formed from parent materials consisting of sandy marine deposits. These soil types have moderate to high permeability. Urban land consists of areas where 85 percent or more of the soil surface is covered by asphalt, concrete, buildings, or other impervious surfaces that obscure or alter the soils so that their identification is not feasible.

Geology

Information provided within the Soil Survey of Pinellas County, Florida as prepared by the United States Department of Agriculture's Soil Conservation Service (USDA SCS) and dated 2006 indicated that the Subject is located within the Coastal Lowlands of the Atlantic Coastal Plain physiographic province of Florida. This area consists of soils that generally have a sandy surface layer and a loamy subsurface.

There are no predominant geological surface features such as rock outcroppings on the Subject. According to the aforementioned Soil Survey, bedrock in the area is located more than 80" below ground surface (bgs).

Groundwater

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the Subject is in a westerly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual in the subject area. Shallow groundwater in the vicinity of the Subject is anticipated to be encountered at a depth of approximately 10 feet below ground surface, based on the consultant's knowledge of the site vicinity.

4.4 Site Improvements

4.4.1 Utilities

The Subject is served with the following utilities:

Water:	Pinellas County
Sanitary Sewer:	Pinellas County
Storm Sewer:	Pinellas County
Electric:	Duke Energy
Natural Gas:	Not provided

According to the most recent Water Quality Report for Pinellas County, the water supplied to the Subject meets federal and state water quality standards.

Stormwater runoff collected by catch basins is discharged into the municipal stormwater management system.

4.4.2 Building Description

The Subject is improved with a 31-year-old (completed in 1986), one-story, single-tenant automotive service center building. The Subject building is constructed slab-on-grade. The building is comprised of concrete masonry unit construction. Roofing consists of a standing seam metal system. Central heating and air conditioning are generally provided by electric split systems.

Interior finishes include floor coverings of vinyl sheet flooring and concrete; walls of painted drywall and painted concrete masonry units; and ceilings consist of a suspended system with inlaid acoustical ceiling tiles and exposed superstructure.

The Subject is not provided with vertical transportation systems.

4.5 Current Property Use

The Subject is developed with an automotive service center building, which is solely occupied by Oakhurst Plaza Auto Service Center.

Auto repairs such as tire repair and installation, battery installation, and fluid changes are conducted at the Subject. Of note, according to Ms. Susan Slobodkin, oil changes are conducted on-site. This was confirmed during our site survey.

Eight in-ground hydraulic lifts and one alignment rack are located in the auto repair shop.

The Subject generates used batteries, used oil filters, used tires, waste antifreeze, and waste oil. The waste oil is stored on-site in a 300-gallon above ground storage tank (AST). According to Ms. Slobodkin, the waste oil and used oil filters are removed by World Petroleum, a certified waste oil hauler.

According to Ms. Slobodkin, the used batteries are removed by Interstate Batteries and the used tires are removed by Goodyear.

4.6 Environmental Permits

The following environmental permits have been issued or are required at the Subject:

Hazardous Waste Disposal

The Subject is listed as a RCRA conditionally exempt small quantity generator of hazardous waste (FLR000167767). The RCRA permit is discussed further in Section 6.0.

4.7 Plans and Specifications

Neither building drawings nor specifications were provided for our review.

5.1 Historical Summary

Prior to the construction of the existing improvements, the subject property was developed with citrus groves from at least 1942 to the 1960s. The Subject was then vacant grass land until 1986 when the current building was constructed.

The Subject and adjoining properties have experienced a long history of use as citrus orchard. A wide variety of pesticides, including those containing persistent compounds such as lead and arsenic, may have been used during this period. No information was obtained indicating evidence of improper storage, disposal or application of these materials and a review of available aerial photographs did not show improvements such as hangars, runways or large barns that would indicate significant storage, formulation and handling of these materials. Given that Subject has been redeveloped, which would likely have resulted in some homogenization of surface soils, the Property is utilized for non-residential purposes, the majority of the Property is covered with the building and paving, and that the Property is served by a municipal drinking water supply, it is CBRE's professional opinion, that while detectable levels of contaminants associated with the historical use of the orchard may still be present, the historical agricultural usage is not considered a REC.

5.2 Topographic Maps

CBRE reviewed historic USGS *Seminole, FL 7.5 Minute Series* topographic maps of the Subject area provided by EDR. The following maps were provided for our review:

Year Revised	Subject Property	Surrounding Properties
1943	Citrus groves	The surrounding properties to the north, south, and west are shown citrus groves. The property to the east is shown as a road then undeveloped land.
1974	Undeveloped land	The property to the north is shown as a large commercial building. The properties to the west and south are shown as undeveloped land. The property to the east is shown as a road then undeveloped land.
1987	Similar to the previous topographic map reviewed	The properties to the north and west are shown as undeveloped land. The property to the south is shown as a small commercial building. The property to the east is shown as a road then a purple-shaded urban area where only landmark buildings are depicted.

5.0 HISTORICAL USE

9220 137th Street North
Seminole, Florida

Year	Subject Property	Adjacent and Surrounding Properties
1986, 1993, 1997	The subject is developed with the current building.	Surrounding properties to the north and west are shown as grass land. The property to the south is developed with a commercial building. The property to the east is shown as a road then single-family residences.
1998, 2007, 2010	Similar to the previous aerial photograph reviewed.	Similar to the previous aerial photograph reviewed, except a commercial building is located to the north and a dry retention area is located to the west.

5.5 Chain-of-Ownership

A copy of the Subject's Chain-of-Title has not been provided to CBRE for review.

5.6 Previous Reports

Although requested, no previously prepared environmental reports such as Phase I or II Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports were provided for our review.

5.7 City Directories

CBRE commissioned EDR to obtain a historical City Directory Abstract for the Subject. These directories provide site occupant listings by address. This review yielded the following information:

Year	Subject Property	Surrounding Properties
1964 , 1969 , 1974 , 1978 , 1983 , 1987	No listings identified for the subject address	No listings
1995	Oakhurst Plaza Auto Service Center	9150 137 th Street – Kinder Care Learning Center

Year Revised	Subject Property	Surrounding Properties
1995	Similar to the previous topographic map reviewed	Similar to the previous topographic map reviewed
2012	The current U.S. Topo topographic map is a graphic representation of The National Map digital data. Current U.S. Topo map layers include most of the feature classes of a traditional topographic map. However, some features shown on traditional topographic maps, such as pipelines, power lines, and many types of buildings are still absent from U.S. Topo because suitable data are not currently available.	

The topographic maps do not identify any buildings or development on the Subject. No industrial facilities or landfills were identified on the Subject.

5.3 Historical Maps

Sanborn Fire Insurance Maps (Sanborn Maps)

CBRE had a search of Sanborn Maps conducted. This search did not identify Sanborn Map coverage for the Subject area. The lack of Sanborn mapping suggests that the Subject area was not a historically urbanized area.

5.4 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs. CBRE reviewed historic aerial photographs provided by EDR. The following is a synopsis of the aerial photographs reviewed:

Year	Subject Property	Adjacent and Surrounding Properties
1942, 1951, 1957, 1962	Citrus groves	Surrounding properties to the north, south, and west are shown as citrus groves. The property to the east is shown as a road then sparsely wooded land.
1970, 1976	Undeveloped grass land	Surrounding properties to the north, south, and west are shown as grass land. The property to the east is shown as a road then grass land.
1980	Similar to the previous aerial photograph reviewed.	Surrounding properties to the north and west are shown as grass land. The property to the south is developed with a commercial building. The property to the east is shown as a road then grass land.

5.0 HISTORICAL USE

9220 137th Street North
Seminole, Florida

Year	Subject Property	Surrounding Properties
1999	Oakhurst Plaza Auto Service Center	9300 137 th Street – Arden Courts Manor Care Health Services
2003	No listings identified for the subject address	No listings

5.8 Interviews

According to Ms. Susan Slobodkin, Owner, who has been involved with the property for 31 years, the Subject was formerly vacant land prior to construction of the automotive service center.

5.9 Municipal Records

Tax Assessor Records

According to the tax assessor records reviewed, the Subject building was constructed in 1986 on a 1.0-acre parcel. The building is a slab-on-grade structure which has all public utilities.

Building Department Records

CBRE reviewed building permits and records for the Subject online at the Pinellas County Building Department. According to these records, only general building permits were listed for the subject property.

Fire Department

CBRE has sent a request to the Pinellas County Fire Department for environmental information pertaining to the Subject. As of this writing, the Fire Department has not responded to our request. Should receipt of a response from the Fire Department change the conclusions of this report, the Client will be notified in writing by CBRE.

5.10 Internet Search

CBRE conducted a cursory internet search for the Subject's name and address using the Google search engine on July 26, 2017.

No environmentally related information was identified on the first page of the Google search results.

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6.0 REGULATORY REVIEW

9220 137th Street North
Seminole, Florida

A copy of regulatory database information contained within a Computerized Environmental Report (CER) appears in Appendix D. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. CBRE reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL) Site List	One-Mile	0
Federal Delisted NPL Site List	One-Half Mile	0
Superfund Enterprise Management System (SEMS) (Formerly known as Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS))	One-Half Mile	0
SEMS-ARCHIVE (Formerly known as Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites)	One-Half Mile	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	1
Federal Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
Federal Institutional/Engineering Control Registries	On-Site	0
Florida and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	0
Florida and Tribal Lists of CERCLIS Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Half Mile	0
Florida and Tribal Landfills or Solid Waste Facilities List	One-Half Mile	0
Florida and Tribal Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	0

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Florida and Tribal Leaking UST/Spill List	One-Half Mile	0
Florida and Tribal Institutional/Engineering Control Registries	On-Site	0
Florida and Tribal Voluntary Cleanup Sites	One-Half Mile	0
Florida and Tribal Brownfields Sites	One-Half Mile	0
Formerly Used Defense Sites (FUDS)	One-Mile	1

The CER did not identify "Orphan Sites." "Orphan Sites" are those sites that could not be mapped or "geocoded" due to inadequate address information.

A description of the databases reviewed by CBRE and an analysis of sites identified within the prescribed search area are presented below.

6.1 Federal Databases

NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund"). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

Analysis/Comment: The CER did not identify NPL sites within the AMSD.

Delisted NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment, under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Analysis/Comment: The CER did not identify Delisted NPL sites within the AMSD.

SEMS

SEMS is the USEPA's system for tracking hazardous waste sites, potential hazardous-waste sites and remedial activities performed in support of the Superfund Program. The system was formerly known as CERCLIS. A site's presence on SEMS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into SEMS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

Analysis/Comment: The CER did not identify SEMS sites within the AMSD:

SEMS-ARCHIVE

SEMS-ARCHIVE tracks sites that have no further interest under the Superfund Program. The list was formerly known as CERCLIS-NFRAP. Archived status sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Analysis/Comment: The CER did not identify SEMS-ARCHIVE sites within the AMSD.

RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Analysis/Comment: The CER did not identify RCRIS TSD facilities within the AMSD.

RCRIS Generators

CBRE reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator (LQG), greater than 1,000 kilograms (kg); Small Quantity Generator (SQG), 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator (CESQG), less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

Analysis/Comment: The CER identified the following RCRA Generator located within the AMSD:

Property Name/ Address	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Oakhurst Auto Service 9220 137 th Street	Subject	Not applicable	Compliant/Violations Cured

The Subject was listed as a CESQG for ignitable waste. Violations were listed for the Subject in June 2010. According to a review of the available information on the Florida Department of Environmental Protection (FDEP) Oculus website, a compliance inspection was conducted in June 2010 after a complaint was received by the EPA Region IV. The inspection noted violations which resulted in a FDEP meeting and consent order. The violations noted were lack of documentation for disposal of hazardous waste and used oil, storing used mercury bulbs in no container or an open container, lack of secondary containment for the used oil AST or provide a double-walled AST, unlabeled used oil containers, and not recycling used antifreeze and pouring directly into the oil/water separator. The consent order was paid and the facility was found to be in compliance the same year.

Corrective Action Tracking System (CORRACTS)

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Analysis/Comment: The CER did not identify CORRACTS sites within the AMSD.

ERNS

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by "On-Scene Coordinators" to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.

Analysis/Comment: The CER did not identify ERNS sites within the AMSD.

Federal Institutional Control/Engineering Control Registries

The Federal registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or affect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the Federal Institutional or Engineering Control registries.

FINDS

FINDS contains both facility information and "pointers" to other environment database sources that contain additional detail. These other databases include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act])

and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Analysis/Comment: The CER identified the Subject on the FINDS database due to the Subject's listing as a RCRA generator, which is discussed above.

6.2 Florida Department of Environmental Protection (FDEP) and Tribal Databases

State-Funded Action Sites (SFAS) and Cattle Dip Vats Database Tribal NPL Equivalent Hazardous Waste Sites (HWS)

The SFAS list is an inventory of dumps, landfills, and other toxic sites listed by Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary. In addition, CBRE reviewed the Florida Cattle Dip Vats database maintained by the Florida Department of Agriculture and Consumer Services (DACS). This database identifies more than 3,200 state-funded cattle dip vats (CDVs). This database identified vats by the property owner's name, or by some familiar landmark, along with the county in which the vat was located. The Tribal NPL Equivalent HWS list is an inventory of toxic sites listed by Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Comment: The CER did not identify Florida and/or Tribal NPL Equivalent Hazardous Waste sites within the AMSD.

Florida and Tribal CERCLIS Equivalent Hazardous Waste Sites (HWS)

The Florida and Tribal CERCLIS Equivalent HWS list is an inventory of toxic sites listed by Florida and/or Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Comment: The CER did not identify Florida and/or Tribal CERCLIS Equivalent Hazardous Waste sites within the AMSD.

Florida and/or Tribal Solid Waste Facilities (SWF) List

The SWF list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes.

Analysis/Comment: The CER did not identify SWF sites within the AMSD.

Facility/Owner/Tank (FOT) Report and/or Tribal Registered Storage Tanks (RST) Facility List

The Facility/Owner/Tank Report and the RST are inventories of registered liquid bulk storage facilities. Inclusion of a site on these lists does not necessarily constitute an environmental condition but instead indicates the presence of registered underground storage tanks (USTs).

Analysis/Comment: The CER did not identify FOT and/or RST sites within the AMSD.

Petroleum Contamination Detail Report and/or Tribal Leaking Underground Storage Tanks (LUST) List

The Petroleum Contamination Detail Report is an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to state and federal agencies, including remediated and contaminated leaking UST (LUST) sites.

Analysis/Comment: The CER did not identify LUST/Spill sites within the AMSD.

Florida and Tribal Institutional Control/Engineering Control Registries

The Florida and Tribal Institutional Control/Engineering Control Registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the Florida and Tribal Institutional or Engineering Control registries.

Florida and Tribal Voluntary Cleanup Program (VCP) Sites

The 1998 Florida Legislature created the Voluntary Cleanup Tax Credit (VCTC) program to encourage voluntary cleanup of certain dry cleaning solvent contaminated sites and designated Brownfield areas. An eligible applicant can receive up to 35% of the costs of voluntary cleanup activity that is integral to site rehabilitation, not to exceed \$250,000 per site per year in tax credits. These tax credits can be applied toward Corporate Income Tax or Intangible Personal Property Tax in Florida.

Analysis/Comment: The CER did not identify VCTC sites within the AMSD.

Florida and Tribal Brownfield Sites

According to the Florida DEP website, the primary goals of the Brownfield Redevelopment Act are to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards; create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites; derive cleanup target levels and a process for obtaining a "No Further Action" letter using Risk-Based Corrective Action principles; and provide the opportunity for Environmental Equity and Justice.

Brownfields can generally be described as abandoned, idled, or under-used commercial or industrial sites where growth or redevelopment is complicated by real or perceived environmental contamination. While the majority of the sites are commercial or industrial, a Brownfield site can be any type of land use, including residential and open space. Brownfields redevelopment is a voluntary tool that local governments and others are using to assist in redevelopment efforts and can cover a broad range of activities, including environmental assessment and cleanup activities, redevelopment activities, public outreach, environmental justice activities and job training.

Miami-Dade County received delegation from the Florida Department of Environmental Management in 2000 to administer the Brownfield Program. As a continuing effort to redevelop vacant, under-utilized properties (Brownfields), Miami-Dade County has expanded the number of Brownfield areas and Brownfield Site Rehabilitation Agreements.

Analysis/Comment: The CER did not identify Brownfield sites within the AMSD.

Formerly Used Defense Sites (FUDS)

The FUDS list includes locations where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Analysis/Comment: The CER identified the following FUDS site within the AMSD.

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Indian Rocks AWS Station 27	0.508	Southeast	Crossgradient	Active

The above-tabulated site is located a sufficient distance from the Subject so as not to be reasonably suspected of having impacted same. The site is located topographically crossgradient from the Subject and groundwater across this site is inferred to flow to the west, which is away from the Subject. As such, this site is not considered a REC in connection with the Subject.

6.3 EDR Proprietary Databases

EDR Manufactured Gas Plants

This database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to the 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of wastes. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Analysis/Comment: The CER did not identify the Subject or any adjacent properties on the manufactured gas plant database.

EDR Historic Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Analysis/Comment: The Subject was listed in the database as Oakhurst Plaza Auto Service Center from 1988 to 2014. According to Ms. Susan Slobodkin, Owner, the Subject has operated as an automotive repair center since 1986. No adjacent properties were listed in the historic auto station database.

EDR Historic Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Analysis/Comment: The CER did not identify the Subject or any adjacent properties on the historical cleaners database.

7.0 SITE RECONNAISSANCE

9220 137th Street North
Seminole, Florida

7.1 Chemical Storage and Usage

CBRE identified the following chemical substances stored on-site.

Product	Container Size (Gallons)	Quantity	Storage Conditions
Cleaning Compounds/ Janitorial Supplies	Various sized containers ranging in size from one pint to five gallon pails	Service center and parts department	Good: No leaks or spills
Automotive Oils and Fluids	Quart size containers of virgin motor oil 1, 300-gallon AST of used oil 2, 55-gallon drums of hydraulic oil 2, 55-gallon drums of used oil filters Various sized containers of automotive maintenance products ranging in size from one pint to five gallon pails 1, parts washer	Service center and storage area	Poor: Staining located on the concrete floors

For the most part, the chemicals are stored in the service center and storage area. The drums were not stored within secondary containment. Generally, housekeeping was generally considered unsatisfactory. Staining was observed throughout the service center and storage area. Of note, floor drains were observed in the service center which tie to an oil/water separator. The staining throughout the center, which has been in operation for 31 years, is considered a REC at the Subject.

7.2 Bulk Storage Tanks

Underground Storage Tanks (USTs)

No active USTs were identified on the subject property and no common indicators of USTs such as vent pipes, fill ports, manways, pavement cuts, fuel gauges or dispensers were observed. In addition, the Subject was not identified on the Florida list of registered UST facilities.

No underground storage tanks were reportedly removed, closed-in-place or abandoned at the Subject and no common indicators of closed tanks were observed.

Aboveground Storage Tanks (ASTs)

One waste oil AST is located in the storage area on the north side of the building. The 300-gallon tank is of single-walled construction and is located within a concrete-block secondary containment area which was installed in 2010. Approximately one inch of oil was observed in the bottom of the secondary containment area. The floor of the storage area is stained and the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement. As noted in Section 6.1, an inspection conducted at the Subject in June 2010 observed the used oil AST was not located within secondary containment and the floor had not been sealed with an oil impervious sealant. Based on conditions noted, the presence of this AST is considered a REC to the Subject.

7.3 Site Waste and Wastewater

Solid Waste

Non-hazardous solid waste is disposed of in dumpsters and is removed from the Subject on a regular basis by Waste Management. Potential sources of contamination, such as waste oil or automobile batteries, were not observed in the vicinity of the dumpsters.

Sanitary Sewage

Sanitary sewage disposal is provided by Pinellas County. CBRE did not observe any sources of wastewater or liquid discharge into the sewer other than sanitary sewage.

Hazardous Waste

Hazardous waste streams per the following schedule are generated on the subject site:

Generator	Location	Generated Waste	Quantity (Gallons)	Storage Conditions	Disposal Entity
Oakhurst Plaza Auto Service Center	Storage area	Waste oil	300	Poor	World Petroleum
Oakhurst Plaza Auto Service Center	Storage area	Used oil filters	2 55-gallon drums	Fair	World Petroleum
Oakhurst Plaza Auto Service Center	Parts storage area	Used batteries	N/A	Fair	Interstate Batteries
Oakhurst Plaza Auto Service Center	Storage area	Used tires	N/A	Fair	Goodyear
Oakhurst Plaza Auto Service Center	Service center	Waste antifreeze	Unknown	N/A	Oil/water separator

According to Ms. Susan Slobodnik, all of the above listed wastes are removed on a regular basis with the exception of the waste antifreeze which is disposed by pouring it into the floor drains in the service center.

The Subject is listed as the site of a RCRA generator. Specifically, Oakhurst Plaza Auto Service Center is a conditionally exempt RCRA generator, USEPA ID Number FLR000167767.

The hazardous wastes (waste oil) are stored in the storage area on the north side of the service center. Of note, floor drains were not observed in the storage area. Hazardous waste manifests maintained on-site appeared to be in order. Housekeeping was observed to be generally unsatisfactory. Approximately one inch of oil was observed in the bottom of the secondary containment area for the waste oil AST. The floor of the storage area is stained and the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement.

Based on conditions noted, the stained flooring and discharges to the oil/water separator are considered a REC to the Subject.

7.4 Stained Soil, Stained Pavement, or Stressed Vegetation

Stained pavement was observed on-site. As noted above, the floor of the storage area is stained and the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement.

7.5 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our survey with the exception of the disposal of waste antifreeze into the oil/water separator onsite.

7.6 Pools of Liquid

CBRE did not observe significant standing surface water or pools containing liquids likely to be hazardous substances or petroleum products with the exception of one inch of petroleum product in the base on the containment area.

7.7 Pits, Ponds, or Lagoons

No pits, ponds or lagoons suspected of containing hazardous substances or petroleum products were identified on-site.

7.8 Wells

CBRE did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, recovery wells or abandoned wells.

7.9 On-Site Fill

Based on our observations, other than typical engineered fill used in foundation construction, it does not appear that a significant amount of fill has been imported onto the Subject.

7.10 Drums and Containers for Storing Waste

CBRE observed two 55-gallon drums containing used oil filters in the storage area. The drums were observed to be in generally in good condition.

7.11 Floor Drains and Sumps

CBRE did identify floor drains in the service area. The floors in the service area were stained. According to Ms. Susan Slobodkin, the floor drains tie into an oil/water separator. A small catchment basin is located in the alignment rack pit. Ms. Slobodkin stated that any fluids collected in the basin are manually pumped out and poured into one of the floor drains in the main service center area. Ms. Slobodkin also stated that used antifreeze is disposed by pouring it into the floor drains in the service center.

7.12 Odors

CBRE did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

7.13 Air Emissions

CBRE did not identify processes or equipment that emit noticeable vapors or fumes.

7.14 Polychlorinated Biphenyls (PCBs)**Transformers**

Two pole-mounted transformers were identified on the south side of the property. The transformers were labeled "Non-PCB".

Hydraulic Lifts

There are eight below ground hydraulic lifts and one alignment rack at the Subject's auto repair shop. Inasmuch as the lifts were installed subsequent to the 1979 ban on the manufacturing of PCBs, it is unlikely that the hydraulic fluid contains PCBs. In any event, given the propensity for in-ground hydraulic lifts to leak, it may be prudent to conduct further investigation to determine the integrity of the lifts and PCB concentrations, if any, present in the hydraulic fluid.

Elevators

No hydraulic elevators were observed on-site.

Compactors and Balers

No hydraulic compactors or balers were observed on-site.

7.15 Asbestos-Containing Material (ACM)

Based on the age of the site improvements, the potential on-site use of asbestos containing materials exists. The following materials were observed which are suspected to contain asbestos:

Material	Location	Condition	Potential For Disturbance	Friable (Y/N)	Quantity	Asbestos Containing ?
Resilient Floor Finish Assemblies	Lobby and restrooms	Good	Low	No	1,000 s.f.	Suspect
Wallboard Assemblies	Lobby and restrooms	Good	Low	No	1,500 s.f.	Suspect
Acoustical Ceiling Tiles	Lobby and restrooms	Good	Low	Yes	1,000 s.f.	Suspect

The resilient floor finish assemblies, wallboard assemblies, and acoustical ceiling tiles were observed to be in good condition at the time of our site walkthrough.

7.16 Lead-in-Drinking Water

Based on our review of the most recent water quality report, the water at the Subject is not expected to contain elevated levels of lead.

7.17 Radon

Based on statistical information maintained by the USEPA, radon concentrations in Pinellas County average less than two picocuries per liter (pCi/L), which is below the 4.0 pCi/L action level established by the USEPA and places the Subject in an EPA Radon Zone 3. Based solely on this data and the non-residential use of the Subject, it is unlikely that radon represents an environmental concern at this time.

7.18 Lead-Based Paint (LBP)

Since the Subject was constructed after the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers and the use of LBP in residences, it is unlikely that LBP exists in locations and quantities suspected to represent an environmental concern.

7.19 Microbial Growth

CBRE conducted a preliminary visual screening for readily observable mold and conditions conducive to mold at the Subject. Observations were limited solely to the portions of the Subject walked and the evaluation should not be construed as a comprehensive mold survey for the property. No sampling was conducted and no assessment of areas behind walls or in any other way generally inaccessible was performed. In addition, CBRE interviewed property representatives regarding past or current water leaks, infiltration or ponding, tenant complaints of mold or health problems, known current mold problems or other concerns relating to indoor air quality at the Subject.

No visual or olfactory indications of water damage or mold growth were observed. No concerns regarding mold or musty smells were reported to CBRE.

8.1 Questionnaires

CBRE sent a Pre-Survey Questionnaire and an AAI User Questionnaire to the site contact and the User, respectively. The purpose of these questionnaires was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance and to satisfy the User interview all appropriate inquiry requirements.

As of this writing, neither the site contact nor the User have returned the completed questionnaires.

8.2 User

8.2.1 Title Records

A copy of the Subject's Chain-of-Title has not been provided to CBRE for review.

8.2.2 Environmental Clean Up Liens and Activity and Use Limitations (AULs)

At the request of User, CBRE retained NETR - Real Estate Research & Information to conduct a search for reasonably ascertainable lien records filed under federal, tribal, state or local. Based on our review of the NETR report, no environmental liens or AULs were identified for the Subject.

8.2.3 Specialized Knowledge

The User has not returned the AAI User Questionnaire.

8.2.4 Relationship of Purchase Price to Fair Market Value Due to Contamination in Connection with the Subject

The User has not returned the AAI User Questionnaire.

8.2.5 Common Knowledge or Reasonably Ascertainable Information

The User has not returned the AAI User Questionnaire.

8.2.6 Purpose for Conducting the Phase I Environmental Site Assessment

The User has not returned the AAI User Questionnaire.

8.2.7 Proceedings Involving the Property

The User has not returned the AAI User Questionnaire.

8.3 Key Site Manager

8.3.1 Historic Site Use

According to Ms. Susan Slobodkin, Owner, who has been involved with the property for 31 years, the Subject was formerly vacant land prior to construction of the automotive service center.

8.3.2 Proceedings Involving the Property

Ms. Slobodkin had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products involving the Subject.

8.4 Occupants

The Subject is occupied by a sole tenant. According to Ms. Slobodkin, Owner, the Subject was formerly vacant land prior to construction of the automotive service center.

8.5 Past Owners

CBRE was unable to locate the Subject's former owner.

8.6 Local Regulatory Agency Interviews and/or File Reviews

Fire Department

CBRE has sent a request to the Pinellas County Fire Department for environmental information pertaining to the Subject. As of this writing, the Fire Department has not responded to our request. Should receipt of a response from the Fire Department change the conclusions of this report, the Client will be notified in writing by CBRE.

Health Department

CBRE has sent a request to the Pinellas County Health Department, Environmental Health Services for environmental information pertaining to the Subject. As of this writing, the Health Department has not responded to our request. Should receipt of a response from the Health Department change the conclusions of this report, the Client will be notified in writing by CBRE.

Tax Assessor

According to the tax assessor records reviewed, the Subject building was constructed in 1986 on a 1.0-acre parcel. The building is a slab-on-grade structure which has all public utilities.

Building Department

CBRE reviewed building permits and records for the Subject online at the Pinellas County Building Department. According to these records, only general building permits were listed for the subject property. No records of environmental concern were identified.

Department of Planning and Zoning

CBRE reviewed the Pinellas County Planning Department online zoning map. The Subject is zoned C-2 (General Retail Commercial and Limited Services District).

9.0 VAPOR ENCROACHMENT SCREENING

9220 137th Street North
Seminole, Florida

CBRE conducted a "Tier I" (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-15 "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions". During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Subject with respect to chemicals of concern that may migrate as vapors into the vadose zone of the Subject as a result of contaminated soil and/or groundwater on or near the Subject.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject area (refer to Section 4.3) as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. CBRE also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject and surrounding properties. Based upon the results of our data collection, reconnaissance and analysis, a summary of our Tier I VES findings is presented in the table below:

Potential for Vapor Encroachment to Impact the Subject	
Area of Concern	Conclusion
Subject Operations or Existing Conditions	None identified (Refer to Sections 4.0 Site Description and 7.0 Site Reconnaissance)
Historical Uses of the Subject Property	None identified (Refer to Section 5.0 Historical Use)
Adjoining Property Operations or Existing Conditions	None identified (Refer to Section 4.2 Surrounding Land Use)
Historical Uses of Adjoining Properties or Nearby Properties	None identified (Refer to Section 5.0 Historical Use)
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in Approximate Minimum Search Distance (AMSD)	Several Identified (Detailed within Section 6.0 Regulatory Review), but none of concern.

Several impacted properties were identified in CBRE's regulatory database review. However, based upon hydrogeology, groundwater flow direction and the furthest known extents of the contamination, none of these properties are suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC and as such, a VEC can be ruled out.

10.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

9220 137th Street North
Seminole, Florida

CBRE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of the property located at 9220 137th Street North, Seminole, Florida. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Subject, except for the following:

- The Subject has operated as an automotive service center since 1986. The service center includes eight in-ground hydraulic lifts and floor drains which tie to an oil/water separator. A small catchment basin is located in the alignment rack pit. Ms. Susan Slobodkin, Owner, stated that any fluids collected in the basin are manually pumped out and poured into one of the floor drains in the main service center area. Ms. Slobodkin also stated that used antifreeze is disposed by pouring it into the floor drains in the service center. The floors throughout the service center were stained, as well as the storage room where the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement. The Subject is listed as a RCRA conditionally exempt small quantity generator. According to a review of the available information on the Florida Department of Environmental Protection (FDEP) Oculus website, a compliance inspection was conducted in June 2010 after a complaint was received by the EPA Region IV. The inspection noted violations which resulted in a FDEP meeting and consent order. The violations noted were lack of documentation for disposal of hazardous waste and used oil, storing used mercury bulbs in no container or an open container, lack of secondary containment for the used oil AST or provide a double-walled AST, unlabeled used oil containers, and not recycling used antifreeze and pouring directly into the oil/water separator. The consent order was paid and the facility was found to be in compliance the same year.

The hazardous wastes (waste oil) are stored in the storage area on the north side of the service center. Of note, floor drains were not observed in the storage area. Hazardous waste manifests maintained on-site appeared to be in order. Housekeeping was observed to be generally unsatisfactory. Approximately one inch of oil was observed in the bottom of the secondary containment area for the waste oil AST. The floor of the storage area is stained and the staining has migrated outside of the storage area chain link fencing onto the fencing and surrounding pavement.

10.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

9220 137th Street North
Seminole, Florida

Based on the above information, the more than 30 years of automobile service operations and the disposal of hazardous waste into the oil/water separator is considered a REC to the Subject.

A historical recognized environmental condition (HREC) refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment and/or remediation of any contaminants to below the most restrictive (generally residential) cleanup target concentrations or regulatory closure with no formal or implied restricted uses. CBRE did not identify HRECs in connection with the Subject.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Subject.

The ASTM Standard was designed solely to meet the requirements of the USEPA's All Appropriate Inquiries (AAI) to permit the potential purchaser to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, but recognizes that a User may choose to evaluate other business environmental risks (BERs). The investigation has revealed no BERs associated with the standard ASTM scope considerations.

At the request of Client, CBRE conducted a preliminary evaluation for asbestos-containing material (ACM), radon, lead-based paint (LBP), drinking water quality, mold, floodplains and wetland which are ASTM Non-Scope Considerations. This investigation has revealed no concerns relating to these ASTM Non-Scope Considerations in connection with the Subject except for the following:

- Based on the age of the Subject, the friable acoustical ceiling tiles are suspected to contain asbestos. In addition, the non-friable resilient floor finish assemblies and wallboard assemblies may contain asbestos.

RECOMMENDATIONS

CBRE recommends a subsurface investigation to determine if the Subject has been impacted by the more than 30 years of automotive repair operations.

Suspect ACM were identified on the Property. These materials were observed to be in good condition. ACM typically do not release measurable amounts of asbestos fibers unless the materials are disturbed or damaged. NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the

10.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

9220 137th Street North
Seminole, Florida

material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

DRAFT

- 11.1 This report has been prepared in compliance with the ASTM standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E1527-13.
- 11.2 The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.
- 11.3 In preparing this report, CBRE has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to CBRE at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, CBRE did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, CBRE renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, CBRE renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.
- 11.4 As part of this assessment, CBRE submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.
- 11.5 CBRE does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by CBRE during the site walkthrough.
- 11.6 CBRE has produced this document under an agreement between CBRE and SunTrust Bank. All terms and conditions of that agreement are included within this document by reference. Any reliance upon this document, or upon CBRE's performance of services in preparing this document, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in that agreement, and property ownership/management disclosure limitations, if any. It is not to be relied upon by any party other than SunTrust Bank nor used for any purpose other than that specifically stated in our Agreement or within this Report's Introduction section without CBRE's advance and express written consent. The Phase I report is only valid if completed within 180 days of an acquisition or the transaction necessitating the report.
- 11.7 **TIME LIMITATION TO ENACT CLAIM AGAINST CBRE** If in the opinion of the client, or any third party claiming reliance on CBRE's report or services, that CBRE was negligent or in breach of contract, such aforementioned parties shall have one year from the date of CBRE's site visit to make a claim.

- 11.8 Unless specifically identified within Section 2, Chinese drywall, indoor air quality and any other non-ASTM scope issues as identified in ASTM E1527-13, Section 13.1.5, are excluded from the scope of this assessment.

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FROM NE COR OF SE 1/4 RUN
S 459.86FT TH W 33FT FOR
POB TH S 250FT W 174.24FT
N 250FT & E 174.24FT TO
9220 ANTILLES DR, SEMINOLE 33776-

SLOBODKIN, WILLIAM
12491 81ST PL
SEMINOLE, FL 33772-4408

2018 19-30-15-00000-410-0110

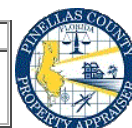
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PRINTED 8/18/2018

BY jarmstrong

Map Id: 5700.0 1.00 1.00 1.00 AREA = 57; NEB = 00

BUILDING CHARACTERISTICS										2743 Auto Garage - General Repair (radiator, ** VALUE SUBJECT TO CHANGE **										Pinellas County Property Appraiser Office STF									
QUALITY Average																				VALUE SUMMARY									
CATEGORY TYPE % PTS																													
FOUNDATION 3SPREAD/MONO 100 9.00																				PRIOR JUST MARKET VALUE 560,000									
FLOOR 1SLAB ON 100 12.0																				CURRENT JUST MARKET VALUE 565,000									
EXTERIOR 9CONCRETE 100 26.0																				ASSESSED VALUE 550,550									
ROOFING 5BAR 100 30.0																				HX/NHX CAP BASE YEAR 0									
ROOF 11BLT UP 100 18.0																				TAXABLE VALUE 550,550									
CAB & 0 NONE 100 0.00																				HX No									
FLOOR 1CONCRETE 100 2.00																				% HX 0.00									
STRUCTURA 2MASONRY 100 7.00																				TOT EXEMPTIONS VALUE 0									
INTERIOR 0NONE 100 0.00																				PERMIT TP ST. EST VAL ISSUE DATE									
PAINT & 3AVERAGE 100 3.00																													
HTG & 0NONE 100 0.00																													
BATH TILE 0NONE 100 0.00																													
ELECTRICA 3AVERAGE 100 3.00																													
CATEGORY UNITS																													
Wall Height 0.00																													
PARTY WALL 0.00																													
FIXTURES 6.00																													
STORIES 1.00																													
LIVING UNITS 0.00																													
TOTAL LIVING UNITS 0																													
DEPRECIATION ADJ ADJ																													
EXTERNAL OBSOLESCENCE 0.0000																													
EXTERNAL OBSOLESCENCE 0.0000																													
OTHER 0.0000																													
TYPE QU HX/NHX																													
41 02 0.00%																													
RCND YB EA																													
406394 1986 24																													
SAR AREA % B EFF. AREA																													
BAS 7,920 100 7,920																													
UTU 720 40 288																													
8,640 8,208																													
TAXING DISTRICT STF JUST VALUE/SF 65.39																													
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1 2301 ASPHALT 1 0.0 0 0 5,600.00 1.75 1.75 1986 10 1986 100 9,800 5600																													
2 4701 LOFT 1 0.0 0 0 949.00 20.00 20.00 1986 32 1986 48 9,110 949																													
L L USE LAND USE HX/ R T N CODE DSCR NHX D FRONT DEPTH FF T FRNT FT FACTOR UNITS UT TP D T DEPTH FACT SIZE FACT INFLUENCE DESCRIPTION UNIT VALUE ADJ UNIT VALUE LAND VALUE OTHER ADJ AND NOTES																													
C 1 27 VEHICLE 0.0 174.00 250.0 100.00 43,560.00 SF 1.00 1.00 5.75 5.75 250,470 17 UT LV																													
NOTES																				APPRaisal DATES									
																				REVIEW DATE 8/10/2017									
																				FIELD NUMBER 131									
																				REVIEW TYPE Oblique									

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**19-30-15-00000-410-0110**[Compact Property Record Card](#)[Tax Estimator](#)**Updated November 19, 2019**[Email](#)[Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SLOBODKIN, SUSAN G 12491 81ST PL. SEMINOLE FL 33772-4408	9220 ANTILLES DR (Unincorporated)

[Property Use](#): 2743 (Auto/Marine Repair)

Total Heated SF: 8,640 Total Gross SF: 8,640

[\[click here to hide\] Legal Description](#)

FROM NE COR OF SE 1/4 RUN S 459.86FT TH W 33FT FOR POB TH S 250FT W 174.24FT N 250FT & E 174.24FT TO POB CONT 1AC(C)

File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

[Parcel Information](#) [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
05965/2179	Sales Query	121030251232	NON EVAC	Compare Preliminary to Current FEMA Maps	

2019 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$725,000	\$605,605	\$605,605	\$725,000	\$605,605

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$565,000	\$550,550	\$550,550	\$565,000	\$550,550
2017	No	\$560,000	\$500,500	\$500,500	\$560,000	\$500,500
2016	No	\$455,000	\$455,000	\$455,000	\$455,000	\$455,000
2015	No	\$443,100	\$443,100	\$443,100	\$443,100	\$443,100
2014	No	\$441,200	\$441,200	\$441,200	\$441,200	\$441,200
2013	No	\$425,000	\$425,000	\$425,000	\$425,000	\$425,000
2012	No	\$410,000	\$410,000	\$410,000	\$410,000	\$410,000
2011	No	\$414,000	\$414,000	\$414,000	\$414,000	\$414,000
2010	No	\$505,000	\$505,000	\$505,000	\$505,000	\$505,000
2009	No	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000
2008	No	\$682,000	\$682,000	\$682,000	\$682,000	\$682,000
2007	No	\$688,000	\$688,000	\$688,000	N/A	\$688,000
2006	No	\$650,000	\$650,000	\$650,000	N/A	\$650,000
2005	No	\$575,000	\$575,000	\$575,000	N/A	\$575,000
2004	No	\$575,000	\$575,000	\$575,000	N/A	\$575,000
2003	No	\$525,000	\$525,000	\$525,000	N/A	\$525,000
2002	No	\$479,600	\$479,600	\$479,600	N/A	\$479,600
2001	No	\$473,800	\$473,800	\$473,800	N/A	\$473,800
2000	No	\$473,000	\$473,000	\$473,000	N/A	\$473,000
1999	No	\$463,100	\$463,100	\$463,100	N/A	\$463,100
1998	No	\$458,400	\$458,400	\$458,400	N/A	\$458,400
1997	No	\$421,600	\$421,600	\$421,600	N/A	\$421,600
1996	No	\$432,000	\$432,000	\$432,000	N/A	\$432,000

2019 Tax Information[2019 Tax Bill](#)Tax District: [STF](#)

2019 Final Millage Rate

19.3458

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales ([What are Ranked Sales?](#)) [See all transactions](#)

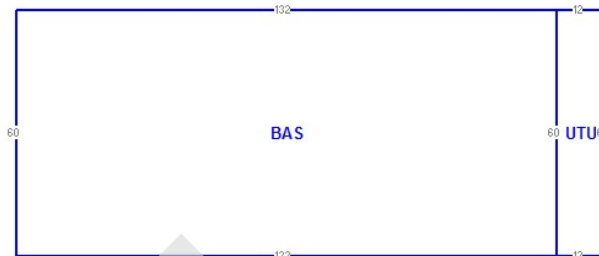
Sale Date	Book/Page	Price	Q/U	V/I
Apr 1985	05965 / 2179	\$200,000	Q	

2019 Land Information

Seawall: No		Frontage:		View: None		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vehicle Sl/Serv/Rent (27)	174x250	7.75	43560.0000	1.0000	\$337,590	SF

[click here to hide] 2020 Building 1 Structural Elements [Back to Top](#)
 Site Address: 9220 ANTILLES DR

Building Type: **Service Garages**
 Quality: **Average**
 Foundation: **Spread/Mono Footing**
 Floor System: **Slab On Grade**
 Exterior Wall: **Concrete Blk/Stucco**
 Roof Frame: **Bar Joint/Rigid Frame**
 Roof Cover: **Bit Up Metal/Gypsum**
 Stories: **1**
 Living units: **0**
 Floor Finish: **Concrete Finish**
 Interior Finish: **None**
 Fixtures: **6**
 Year Built: **1986**
 Effective Age: **21**
 Cooling: **None**



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Utility Unfinished (UTU)	720	720
Base (BAS)	7,920	7,920
Total Building Heated SF: 8,640		Total Gross SF: 8,640

[click here to hide] 2020 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
LOFT	\$25.00	949.00	\$23,725.00	\$10,914.00	1986
ASPHALT	\$1.75	5,600.00	\$9,800.00	\$9,800.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



Use of this PARCEL MAP is subject to terms of use at: http://www.pcpao.org/Terms_of_Use

If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#) [Map Legend](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

DRAFT

01 Cash II Chg
40 Rec 9.00
41 DS 900.00
43 Int
Tot 909.00

85069203

WARRANTY DEED

0.55865 2179

THIS INDENTURE, made this 4th day of April, 1985, by and between RALPH MIZRAHI and EDWARD DENKER, of the County of Pinellas, State of Florida, "GRANTORS," and WILLIAM SLOBODKIN and SUSAN G. SLOBODKIN, his wife, whose post office address is 12491 - 81st Place North, Seminole, Florida 33542, of the County of Pinellas, State of Florida, "GRANTEES."

W I T N E S S E T H ;

That said GRANTORS, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations to said GRANTORS in hand paid by said GRANTORS, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES, and GRANTEES' heirs and assigns forever, the following described land, situate and being in Pinellas County, Florida, as more particularly described as follows:

That part of the NE 1/4 of the SE 1/4 of Section 19, Township 30 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:

Commence at the NE corner of the SE 1/4 of Section 19, Township 30 South, Range 15 East, Pinellas County, Florida, thence S 0°16'45" E., along the East boundary of said SE 1/4, a distance of 459.86 feet; thence S 89°43'15" W, 33.00 feet to a point on the West right-of-way line of Old Oakhurst Road (137th St. N.) and the point of beginning; thence S 0°16'45" E, along said right-of-way line, 33.00 feet from and parallel with said East boundary, a distance of 250.00 feet; thence S 89°43'15" W, 174.24 feet; thence N 0°16'45" W, 250.00 feet; thence N 89°43'15" E, 174.24 feet to the point of beginning. All being in the SE 1/4 of Section 19, Township 30 South, Range 15 East, Pinellas County, Florida.

SUBJECT TO the following easements, rights, conditions, covenants, restrictions and agreements:

1. Easement recorded in O.R. Book 4212, at Page 1745, Public Records of Pinellas County, Florida.
2. Reciprocal Easement and Parking Agreement recorded in O.R. Book 4395, at Page 232, Public Records of Pinellas County, Florida.
3. Reciprocal Easement Agreement recorded in O.R. Book 4456, at Page 975, Public Records of Pinellas County, Florida.
4. the restrictions and conditions incorporated in that certain Lease Agreement dated June 25, 1973, and recorded in O.R. Book 4049, Page 1092, as modified by Modification Agreement recorded in O.R. Book 4676, Page 1284, Public Records of Pinellas County, Florida.

FURTHER, THE FOLLOWING RESTRICTIVE COVENANTS AND CONDITIONS as set forth in the above mentioned documents shall run with the land: (1) neither the property conveyed hereby nor any part thereof shall be the site of, or be used as a bank office or building or any banking facility whatsoever without the express written consent of Clearwater Beach Bank, a Florida banking corporation, which consent may be withheld in its sole discretion and (2) neither the property conveyed hereby nor any part thereof shall be the site of, or be used as a delicatessen or as a retail food supermarket or grocery selling food products for consumption off premises without the prior written consent of Publix Super Markets, Inc., a Florida corporation, which consent may be withheld in its sole discretion.

Documentary Tax Pd. \$.....900.00
\$..... Intangible Tax Pd.
By..... Deputy Clerk

PREPARED BY/RETURN TO:
ROBERT H. CRAWFORD
RIDEN, WATSON & GOLDSTEIN, P.A.
100 - 2nd Avenue South
North Tower, Suite 400
St. Petersburg, FL 33701
(813) 822-6000

Facility Detailed List Report

Number of Facilities = 1

Facility Info									
Facility ID	County	Status	EPA ID	Other ID	Old Fac. ID	Follow Up			
202318	Pinellas	A - Active - Waste Generator	FLR000167767			N - None Needed			
Facility Name	Mailing Address	Location Address	Contact	Title	Phone	E-mail Address			
Oakhurst Auto Service	9220 137th St Seminole, FL 33776	9220 137th St Seminole, 33776	Rob Steen	Manager	(727) 593-0747				
SIC Code	Gen Stat	Total HW Disposal	Data Type	Date	Org Contact	Org Code			
7538 - Services - General Automotive Repair Shops	3 - Cond Exempt Small Quantity Generator	1317	V - Verification By On-Site Visit	5/14/2015	Ines Torres	52 - Pinellas			
Full-Time Employees		Facility Updated Date							
2		5/14/2015 12:35:02 PM							
Comments:									
Comment Date	Comment								
5/14/2015	Business Has Been Here For Over 30 Years. They Have A 330 Gallon Used Oil Tank In Secondary Containment, One 55 Gallon Used Oil Filters Drum And One Parts Washer. There Are Two Oil/Water Separators On Premises, Which Raider Services. Raider Environmental Services Is The Waste Hauler, And Waste Disposal Documents Are Available For Inspection. On June 15, 2010, Fdep Inspected This Facility, And On June 7, 2010 A Complaint Was Received By Fdep. Left Notification Letter And Sqg Information. Imt								
Waste Info									
Waste Type	Storage Method	Disposal Method	Mo. (Units)	Max Mo. (Lbs)	Lbs/Year	Disposal Location	Ques Storage	Ques Disposal	RCRA Hazardous
BDEB - Lead-Acid Batteries	OG - Other Good	ER - Exempt Recycle (Battery, Etc)	6 (UNITS)	228	2280	Off-Site	N	N	N
Comments: Interstate Battery									
LDEB - Fluorescent Lamps/Devices	OG - Other Good	EE - Universal Waste	6 (4 FT FLUORESCENT TUBES)	3	3	Off-Site	N	N	N
Comments: Electrician Services The Lighting									
MWHR - Wash, Rinse & Other Wastewater W Heavy Metals	TB - Tanks Below Ground	HH - Shipped For Hw Rcra Treatment	15 (GALLONS)	125	1251	Off-Site	N	N	Y
NPJA - Mineral Spirits-Parts Cleaner	OP - Parts Washer	HH - Shipped For Hw Rcra Treatment	1 (GALLONS)	7	66	Off-Site	N	N	Y
UPEO - Used Oils & Other Lubricants	C5 - 40 Or More Gallon Container	EU - Shipped For Used Oil Recycling	50 (GALLONS)	381	3810	Off-Site	N	N	N
Comments: 300 Gallon Used Oil Tank In Secondary Containment.									
UREH - Rags With Oil	C1 - 0-9 Gallon Container	EC - Commercial Laundry (Rags)	100 (UNITS)	11	110	Off-Site	N	N	N
Comments: Aramark Uniform Inc									
UUNO - Uncrushed Oil Filters	C5 - 40 Or More Gallon Container	EU - Shipped For Used Oil Recycling	40 (UNITS)	88	880	Off-Site	N	N	N
Activity Info									
Activity Type	Description			Activity Date	Return To Compliance Date				
DX	Other materials(specify in comments)			5/14/2015					

MM	Fluorescent lamps/Mercury Containing Devices	5/14/2015	
NA	NOTIFIED PER 403.7234 F.S.	5/14/2015	
NA	NOTIFIED PER 403.7234 F.S.	6/25/2009	

DRAFT

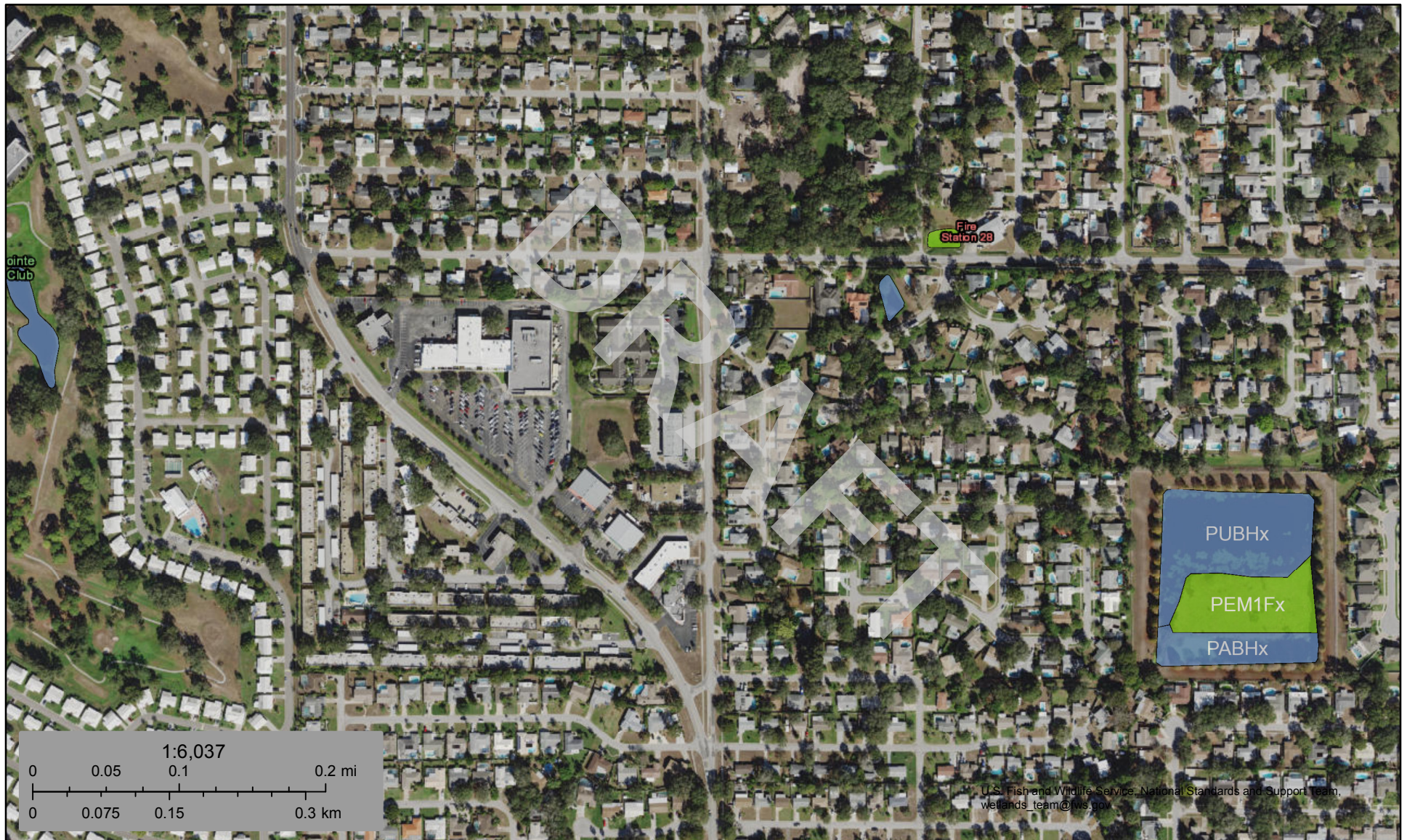
DRAFT



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



November 26, 2019

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



2018 Consumer Confidence Water Quality Report

Dear Customers:

I am proud to present your 2018 Drinking Water Quality Report, which details the outstanding quality of your drinking water and reflects the dedication of more than 400 employees who serve you 24 hours a day, seven days a week.

Water safety is our first priority, and the 2018 test results presented in this report demonstrate that your drinking water surpassed the water quality standards established by the Safe Drinking Water Act and regulated by the U.S. Environmental Protection Agency (EPA).

In 2018, Tampa Bay Water and Pinellas County Utilities collected more than 10,000 water samples and conducted more than 80,000 tests to ensure that the highest quality water reaches residents and businesses in Pinellas County.

Here at Pinellas County Utilities, we're "In the know about H₂O." It's our business and our passion.

How well do you know your H₂O? We invite you and your family to learn more about the journey your drinking water takes and also have some fun testing your water knowledge by visiting www.tampabayh2o.com.

We are committed to providing you with the highest standard of service and protecting our community and waterways for generations to come. If you have questions, concerns or suggestions, please contact us at **(727) 464-4000** or visit us online at www.pinellascounty.org/utilities.

Megan Ross
Director
Pinellas County Utilities
"In the Know about H₂O"



YOU USE IT EVERY DAY, BUT HOW WELL DO YOU **KNOW YOUR H2O?**

We recognize the tremendous responsibility to provide you with high quality drinking water 24 hours a day, 365 days a year. Water is vital not only to our health and well-being, but to our economy and way of life.

Your drinking water comes from a diverse mix of groundwater, river water and desalinated seawater.

Pinellas County and the regional supplier, Tampa Bay Water, monitor and test your water throughout the supply system. Together, we **COLLECT MORE THAN 10,000 SAMPLES** and **CONDUCT MORE THAN 80,000 WATER QUALITY TESTS** in **STATE-CERTIFIED LABORATORIES** each year.

Depending on the source, your water is cleaned and disinfected through multi-step processes using proven technology, advanced disinfection and corrosion control measures.

Your tap water has quite a journey by the time it reaches you. It has been monitored and tested for quality thousands of times.

YOUR WATER IS CHECKED BY:

- ✓ Tampa Bay Water, the regional wholesale supplier
- ✓ The Florida Department of Environmental Protection
- ✓ The Environmental Protection Agency
- ✓ Pinellas County

These agencies are there every step of the way to ensure water is safe for you and your family.

Your water **MEETS OR IS BETTER THAN ALL LOCAL, FEDERAL AND STATE WATER QUALITY STANDARDS** including those in the Safe Drinking Water Act. That's more than **100 WATER QUALITY PARAMETERS!**

HOW WELL DO YOU KNOW YOUR H2O?

LEARN MORE ABOUT THE JOURNEY OF YOUR DRINKING
WATER AND TEST YOUR WATER KNOWLEDGE AT

tampabayh2o.com





This report confirms that your drinking water continues to:

- Surpass all state and federal standards for safe drinking water.
- Be as fresh as possible, with minimal storage times.

Tampa Bay Water: Know Your H ₂ O.....	2
Federal and State Standards.....	4
Source Water Assessment.....	4
Period Covered by this Report.....	5
Terms to Know	5
For Your Reference	5
Required Additional Health Information.....	6
Lead in Drinking Water	7
Contact Pinellas County.....	8
Your Participation Is Welcome!	8
Pinellas County Water Quality.....	9 – 10
Tampa Bay Water Water Quality	11 – 12

Federal and State Standards

Pinellas County Utilities (PCU) is pleased to report that the water provided to our customers meets all Federal and State compliance standards for safe drinking water. All the information contained in this report has been collected and reported in accordance with the rules and regulations of the United States Environmental Protection Agency (USEPA) and the Florida Department of Environmental Protection (FDEP). Utilities employees work 24 hours a day, 7 days a week to ensure that the water provided meets these standards and expectations for safety, reliability and quality. We hope that you will take a few minutes to review this important information.

Source Water Information

Utilities customers receive potable (drinking) water from sources managed by the regional water supplier, Tampa Bay Water. This regional water supply is a blend of groundwater, treated surface water and desalinated seawater. Eleven regional well fields pumping water from the Floridan Aquifer are the primary sources for the regional groundwater supply. The Alafia River, Hillsborough River, C. W. Bill Young Regional Reservoir, and the Tampa Bypass Canal are the primary sources for the regional treated surface water supply. Hillsborough Bay is the primary source of seawater for the regional desalinated supply.

The groundwater acquired from the Eldridge-Wilde Well field undergoes water treatment processes that are comprised of three steps. First, the water goes through a hydrogen sulfide removal process. Hydrogen sulfide is a natural element that has a displeasing odor. Next, the groundwater is treated to a standard of 99.99% bacteriological inactivation by adding free chlorine as the primary disinfectant. Then chloramine disinfectant is formed by adding chlorine and ammonia for disinfectant residual maintenance in the distribution system. Lastly, the Eldridge-Wilde Well Field water is blended with the water blend provided by Tampa Bay Water at the Regional Treatment Facility, RTF.

All the blended water is further treated by Pinellas County Utilities. The chloramine residual is adjusted with chlorine to meet the desired residual set point.

The pH (acid-alkali) is adjusted and stabilized using sodium hydroxide. The water is treated with a polyphosphate inhibitor to control corrosion, and then fluoridated for dental health purposes. This final blend of potable water is pumped to Water Booster Stations where it undergoes additional chloramine residual adjustment, if needed, before being pumped to homes and businesses.

Please go to <http://www.pinellascounty.org/utilities/water-source.htm> for current water source information.

Source Water Assessment

In 2018, the Department of Environmental Protection performed Source Water Assessments for the Tampa Bay Water facilities. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp or they can be obtained from Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, phone (727) 796-2355.



Terms to Know

Period Covered by this Report

Pinellas County Utilities and Tampa Bay Water routinely monitor for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2018. Data obtained before January 1, 2018, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

As authorized and approved by the USEPA, the State has reduced monitoring requirements for certain contaminants to less often than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of our data, though representative, is more than one year old. The USEPA requires monitoring of over 80 drinking water contaminants. Those contaminants listed in the accompanying tables are the only contaminants detected in your drinking water.

Terms and Abbreviations

In the Water Quality following tables, you may find unfamiliar terms and abbreviations. To help you better understand these terms, we've provided the following definitions:

Action Level, (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Haloacetic Acids, (HAAs): A group of disinfection by-products formed as a result of the chemical disinfection of water.

Maximum Contaminant Level, (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal, (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level Goal, (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to

health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Not Applicable, (NA): Not applicable to this contaminant.

Not Detected, (ND): Not detected; indicates that the substance was not found by laboratory analysis.

Parts per billion, (ppb), or Micrograms per liter, (ug/L): One part by weight of analyte to 1 billion parts by weight of the water sample.

Parts per million, (ppm), or Milligrams per liter, (mg/L): One part by weight of analyte to 1 million parts by weight of the water sample.

Picocurie per liter, (pCi/L): Measure of radioactivity in the water.

Total Trihalomethanes, (TTHMs): A group of disinfection by-products formed as a result of the chemical disinfection of water.

Treatment Technique, (TT): A required process intended to reduce the level of a commitment in drinking water.

For Your Reference (as of December 2018)

This water quality information is provided to assist you with understanding the aesthetic characteristics of your drinking water.

Sample results average and range of results is for the time period of January through December of 2018.

Analyte and Unit of Measure	Average Result	Range of Results	SMCL (ppm)
Iron (ppm)	0.029	0.008 - 0.179	0.3
Chloride (ppm)	25	16 - 36	250
Sulfate (ppm)	62	23 - 120	250
Total Dissolved Solids (ppm)	326	270 - 484	500
Calcium (ppm)	77	52.0 - 89.7	NA
Magnesium (ppm)	6.26	4.36 - 8.67	NA
pH (SU)	8.00	7.63 - 8.23	6.5-8.5
Alkalinity as CaCO ₃ (ppm)	177	140 - 200	NA
Total hardness (ppm)	217	153 - 260	NA
Water softener settings for hardness: Equivalent 8.9 to 15.2 grains per gallon			

SMCL = secondary maximum contaminant level

Required Health Information

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- (A) **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- (B) **Inorganic contaminants**, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- (C) **Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.
- (D) **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.
- (E) **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.

To ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at **(800) 426-4791**.



Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the Safe Drinking Water Hotline **(800) 426-4791**.

Required Lead Specific Health Information

The USEPA requires that every Consumer Confidence Report include the following informational statement about lead in drinking water and its effects on children:

Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Pinellas County Utilities is responsible for providing drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at <http://www.epa.gov/safewater/lead>.

What you can do to get the lead out

To learn more about what you can do to get the lead out, please watch this video provided by American Water Works Association on how to identify potential sources of lead in your household plumbing and how to reduce potential problems; ***AWWA: Together, Let's Get the Lead Out.***

You may contact Florida Department of Health in Pinellas County to find out about testing your water for lead at (727) 824-6900, or email Info.PinCHD52@flhealth.gov.

What Pinellas County is doing about Lead and Copper

Pinellas County Utilities is proactive and nationally recognized for participation in research applicable to emerging health and safety issues in the water

industry. It has been found that corrosion of pipes is the primary contributor of lead in drinking water. A polyphosphate corrosion inhibitor is incorporated into the distribution system based on results from a study done by University of Central Florida and previous work done by PCU. The inhibitor is formulated to form a protective layer inside the piping and acts as a barrier to corrosion. As a result of this work PCU has been designated as "optimized" for corrosion control of copper and lead by the FDEP based on results of samples collected since the mid-1990's from residential plumbing.

The current USEPA regulatory potable water 90th percentile Lead Action Level is 15 ppb (parts per billion). During 2017 PCU completed tri-annual Residential Tap Water sampling resulting in a 1.6 ppb 90th percentile for Lead that is well below the 15 ppb Action Level. In addition the FDEP requires lead levels in the source water be analyzed annually to confirm the quality of the source water supply. The 2018 source water lead sample analysis results reported no detection of lead. PCU will be collecting Residential Tap Water samples again between June and September of 2020 with the results being reported in the 2020 CCR.

Please go to http://www.pinellascounty.org/utilities/PDF/lead_copper_monitoring.pdf for more lead and copper monitoring information.

Closing statement from Pinellas County Utilities

Pinellas County Utilities personnel work around the clock to provide top quality water to every tap. We ask all our customers to help us protect our water sources, which are the heart of our community, our way of life and our children's future.

Please **DO NOT FLUSH** your unused/unwanted medications down toilets or sink drains. More information is available at www.dep.state.fl.us/waste/categories/medications/pages/disposal.htm.

We at Pinellas County Utilities would like you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. If you have any questions or concerns about the information provided, please feel free to call any of the numbers listed above right.



Contact Pinellas County

Pinellas County Utilities works hard to ensure our customers' satisfaction. If you have questions or comments about this report or other issues, please call us:

Customer Service (727) 464-4000
Water Quality Monitoring..... (727) 582-2379
Emergencies (727) 464-4000

You may also visit us on our website at
www.pinellascounty.org/utilities.

If you would like to request a copy of the Tampa Bay Water 2018 CCR, contact them at (727) 796-2355.

Your Participation Is Welcome!

The Pinellas County Board of County Commissioners meets twice a month, usually, but not always, on the first and third Tuesdays. The earlier meeting in the month begins at 9:30 a.m. Meetings in the latter part of the month are actually held in two parts. Agenda items are discussed with the Board at 2:00 p.m., after which there is a break and the Board reconvenes at 6:00 p.m. The public is invited to attend these meetings held in the 5th floor Assembly Room of the Pinellas County Courthouse located at 315 Court Street, Clearwater, Florida 33756. Meetings are televised live (and closed captioned) on PCC-TV, the Pinellas County Connection Television cable channel, and repeated during the week. The meeting agendas are published on the County's website at www.pinellascounty.org. For more information, call (727) 464-3485.

Tampa Bay Water's Board of Directors meetings occur on the third Monday of every other (even) month at 9:30 a.m. at 2575 Enterprise Road, Clearwater, Florida 33763. To view their agenda, visit their website at www.tampabaywater.org or call (727) 796-2355.

Pinellas County 2018 Water Quality Report

Pinellas County Utilities

Microbiological Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	TT Violation (Y/N)	Result	MCLG	TT	Likely Source of Contamination
Total Coliform Bacteria *	1/18 – 12/18	N	0	NA	NA	Naturally present in the environment

* Pinellas County Utilities collects at least 210 water samples a month for Total Coliform Bacteria Analysis. NA indicates that there were no MCLG exceedances or Treatment Technique issues.

Contaminant	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Total Number of Positive Samples for the Year	MCLG	MCL	Likely Source of Contamination
E. coli	1/18 – 12/18	N	3**	0	NA	Human and animal fecal waste

** All repeat sample results were negative for E. coli and total coliform, confirming there was not a total coliform positive or E. coli-positive compliance MCLG or MCL issue.

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Arsenic (ppb)	4/18	N	0.3	NA	0	10	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium (ppm)	4/18	N	0.014	NA	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium (ppb)	4/18	N	2.9	NA	100	100	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride (ppm)	4/18	N	0.7	NA	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at the optimum level of 0.7 ppm
Nickel (ppb)	4/18	N	2.1	NA	NA	100	Pollution from mining and refining operations. Natural occurrence in soil
Nitrate (as Nitrogen) (ppm)	4/18	N	0.07	NA	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Sodium (ppm)	4/18	N	30.2	NA	NA	160	Salt water intrusion, leaching from soil

All the Level Detected results reported were below the MCL.

Pinellas County 2018 Water Quality Report

Pinellas County Utilities

Stage 1 Disinfectants and Disinfection By-Products

Disinfectant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL or MRDL Violation (Y/N)	Level Detected	Range of Results	MRDLG	MRDL	Likely Source of Contamination
Chlorine and Chloramines (ppm)	1/18 – 12/18	N	3.6	1.1 - 4.9	4	4.0	Water additive used to control microbes

For chloramines, or chlorine, the level detected is the highest running annual average (RAA), computed quarterly, of monthly averages of all samples collected. The range of results is the highest and lowest result of all the individual samples collected during the past year.

Stage 2 Disinfectants and Disinfection By-Products

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)	2/18, 5/18, 8/18, 11/18	N	27.075	19.00 - 32.40	NA	60	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	2/18, 5/18, 8/18, 11/18	N	40.85	15.70 – 58.00	NA	80	By-product of drinking water disinfection

All the Level Detected and Range of Results reported were below the MCL.

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Exceeded (Y/N)	90th Percentile Result	No. of Sampling Sites Exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	7/17 – 8/17**	N	0.5	1	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	7/17 – 8/17**	N	1.6	1	0	15	Corrosion of household plumbing systems; erosion of natural deposits

The 90th Percentile Results were below the MCLG and the Action Level.

**The state allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. This data from 2017 is still representative though it is more than one year old.

Pinellas County 2018 Water Quality Report

Tampa Bay Water

Turbidity

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	The Highest Single Measurement	The Lowest Monthly Percentage of Samples Meeting Regulatory Limits	MCLG	MCL	Likely Source of Contamination
Turbidity (NTU)	1/18 – 12/18	N	0.234	100	NA	TT	Soil runoff

NOTE: The result on the lowest monthly percentage column is the lowest monthly percentage of samples reported in the Monthly Operating report meeting the required turbidity limits.

Turbidity is a measure of the clarity of the water. The Nephelometric Turbidity Unit (NTU) in excess of 5 NTU is just visibility noticeable to the average person. Turbidity is monitored because it is a good indicator of the effectiveness of the water treatment filtration system. High turbidity can hinder the effectiveness of disinfectants. The turbidity results that were reported are lower than the turbidity limits.

Radioactive Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	4/18	N	4.5	ND - 4.5	0	15	Erosion of natural deposits
Radium 226 + 228 (pCi/L)	4/18	N	3.4	ND - 3.4	0	5	Erosion of natural deposits
Uranium (ug/l)	4/18	N	0.47	ND - 0.47	0	30	Erosion of natural deposits

Results in the Level Detected column for radioactive contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency. **All the Level Detected and Range of Results reported were below the MCL.**

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Lead (point of entry) (ppb)	1/18, 4/18, 12/18	N	2.0	ND - 2.0	0	15	Residue from manmade pollution such as auto emissions and paint; lead pipe; casing, and solder

The Level Detected and Range of Results reported were below the MCL.

Synthetic Organic Contaminants including Pesticides and Herbicides

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Di(2-Ethylhexyl) phthalate (ppb)	1/18, 4/18	N	1.1	ND - 1.1	0	6	Discharge from rubber and chemical factories

The Level Detected and Range of Results reported were below the MCL.

Tampa Bay Water

Stage 1 Disinfectants and Disinfection By-Products

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Bromate (ppb)	1/18 -12/18	N	3.02	ND – 4.09	0	10	By-product of drinking water disinfection

For bromate the level detected is the highest running annual average (RAA), computed quarterly of monthly averages of all samples collected. The Level Detected and Range of Results reported were below the MCL.

Disinfectant and Unit of Measurement	Dates of Sampling (mo./yr.)	Acute Violations? (Y/N)	Non-Acute Violations? (Y/N)	Level Detected	MRDLG	MRDL	Likely Source of Contamination
Chlorine Dioxide (ppb)	4/18	N	N	0.299	800	800	Water additive used to control microbes

For chlorine dioxide, the level detected is the highest single daily sample collected at the entrance to the distribution system. The Level Detected was below the MRDLG and the MRDL.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation (Y/N)	Highest Monthly Average *	Highest Average**	MCLG	MCL	Likely Source of Contamination
Chlorite (ppm)	1/18 – 12/18	N	0.00514	NA	0.8	1.0	By-product of drinking water disinfection

*The Level Detected was below the MRDLG and the MRDL.

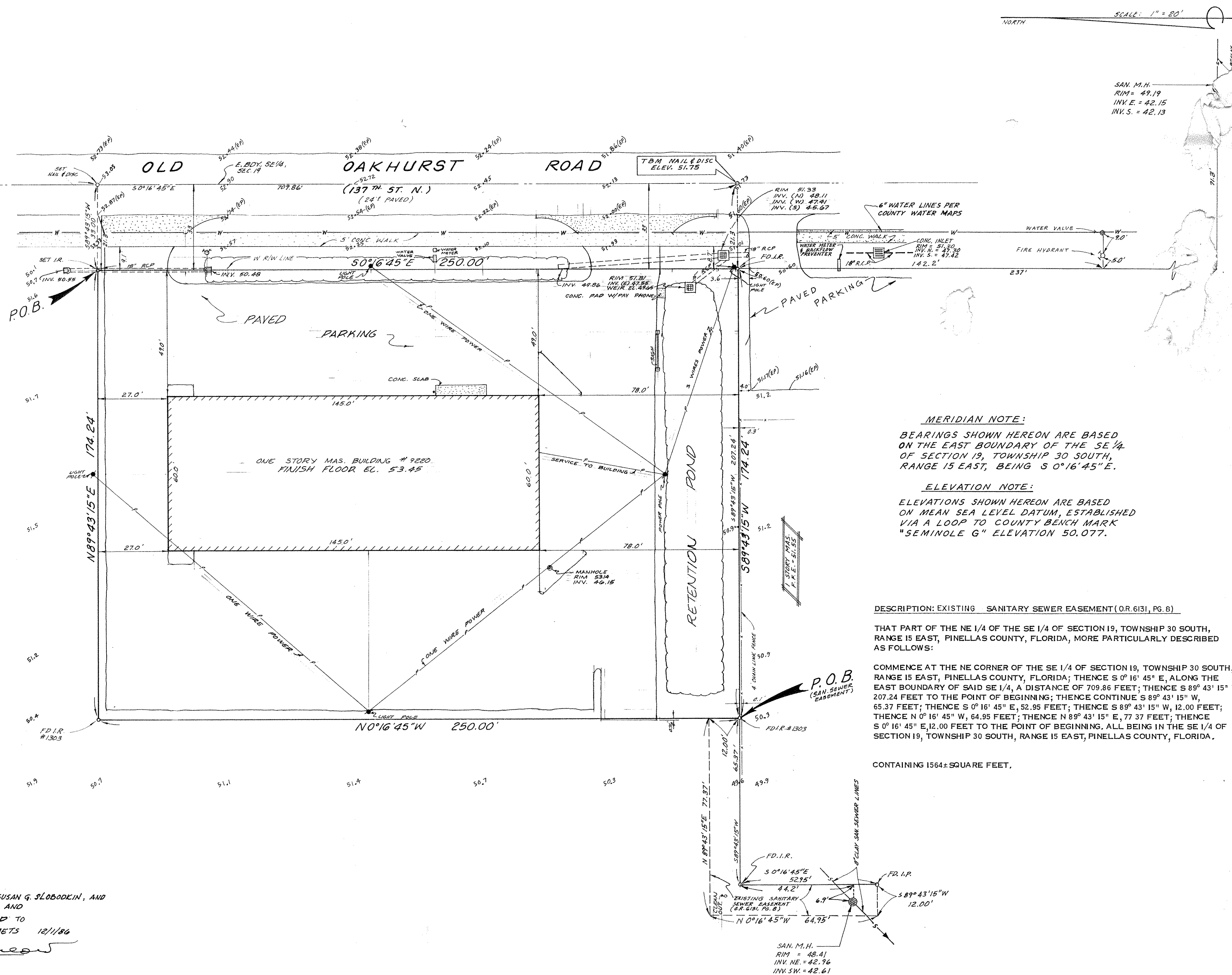
Contaminant and Unit of Measurement	Dates of Sampling (mo./yr.)	TT Violations (Y/N)	Lowest Running Annual Average*	Range of Monthly Removal Ratios	MCLG	MCL	Likely Source of Contamination
Total Organic Carbon (ppm)	1/18 – 12/18	N	5.7	1.65 – 6.4	NA	TT	Naturally present in the environment

DESCRIPTION:

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S 0° 16' 45" E, ALONG THE EAST BOUNDARY OF SAID SE 1/4, A DISTANCE OF 459.86 FEET; THENCE S 89° 43' 15" W, 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD OAKHURST ROAD (137TH ST. N.) AND THE POINT OF BEGINNING; THENCE S 0° 16' 45" E, ALONG SAID RIGHT-OF-WAY LINE, 33.00 FEET FROM AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 250.00 FEET; THENCE S 89° 43' 15" W, 174.24 FEET; THENCE N 0° 16' 45" W, 250.00 FEET; THENCE N 89° 43' 15" E, 174.24 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE SE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

CONTAINING 1.000 ACRES, MORE OR LESS.



NOTES:

- PROPERTY IS SUBJECT TO A FLORIDA POWER CORPORATION EASEMENT PER O.R. 4212, PAGE 1745, DESCRIBED AS: "LYING 5.0 FEET ON EACH SIDE OF THE CENTER-LINES OF ALL GRANTEE'S FACILITIES AS DESIGNED AND INSTALLED THROUGH THE ABOVE-DESCRIBED PREMISES." ---THERE ARE NO VISIBLE POWER FACILITIES ON SURVEYED PROPERTY.
- PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND PARKING AGREEMENT PER O.R. 4395, PAGE 232.
- PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT PER O.R. 4456, PAGE 975.
- PROPERTY IS NOT INVADDED BY THE SEWER EASEMENT RECORDED IN O.R. 4627, PAGE 1938, HOWEVER, IT DOES CONNECT WITH THE SEWER EASEMENT RECORDED IN O.R. 6131, PAGE 8, AND SHOWN HEREON, IN SERVICING THE SURVEYED PROPERTY.
- PROPERTY IS SUBJECT TO LEASE AGREEMENT RECORDED IN O.R. 4049, PAGE 1092, AND MODIFICATION AGREEMENT RECORDED IN O.R. 4676, PAGE 1284.
- PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND CONDITIONS CONTAINED IN WARRANTY DEED RECORDED IN O.R. 4657, PAGE 2128.
- PROPERTY IS SUBJECT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. 5968, PAGE 865.

REVISED AND RECERTIFIED AS TO BUILDING UNDER CONSTRUCTION TIE-IN: 6/25/86.

Harry W. Marlow
HARRY W. MARLOW
ENG. 686

REVISED IN ACCORDANCE WITH AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 01-390100, AND RECERTIFIED 3/14/86.

Harry W. Marlow
HARRY W. MARLOW

FIELD CHECKED AND RECERTIFIED: 2/27/86.

Harry W. Marlow
HARRY W. MARLOW

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 211H-6, F.A.C.

Harry W. Marlow
HARRY W. MARLOW
FLA. REG. LAND SURVEYOR NO. 1303

CERTIFIED TO WILLIAM AND SUSAN G. SLOBODKIN, AND FORTUNE SAVINGS BANK, AND
REVISED AND RECERTIFIED TO
SHOW FINAL IMPROVEMENTS 12/1/86

Harry W. Marlow
HARRY W. MARLOW

DESCRIPTION: EXISTING SANITARY SEWER EASEMENT (O.R. 6131, PG. 8)

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE S 0° 16' 45" E, ALONG THE EAST BOUNDARY OF SAID SE 1/4, A DISTANCE OF 709.86 FEET; THENCE S 89° 43' 15" W, 207.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 43' 15" W, 65.37 FEET; THENCE S 0° 16' 45" E, 52.95 FEET; THENCE S 89° 43' 15" W, 12.00 FEET; THENCE N 0° 16' 45" W, 64.95 FEET; THENCE N 89° 43' 15" E, 77.37 FEET; THENCE S 0° 16' 45" E, 12.00 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE SE 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

CONTAINING 1564± SQUARE FEET.

DATE	REMARKS	DATE	REMARKS
11-18-85	ADD TOPO & PROP. ELEV. 10/1/86	ADD TOPO	
2-27-86	FIELD CHECKED		
3/14/86	REVISED PER AMERICAN TITLE CO. COMMITMENT		
6/25/86	BLDG. TIE-IN		

NOT VALID UNLESS
CROSSCHECKED WITH SEAL

CERTIFIED TO: UNICO, INC.
(OAKHURST AUTO)



HARRY W. MARLOW INC.
CIVIL ENGINEERS AND LAND SURVEYORS
3941 68TH AVENUE NORTH, PINELLAS PARK, FLORIDA 33565
(813) 525-6945

BOUNDARY & TOPOGRAPHIC SURVEY

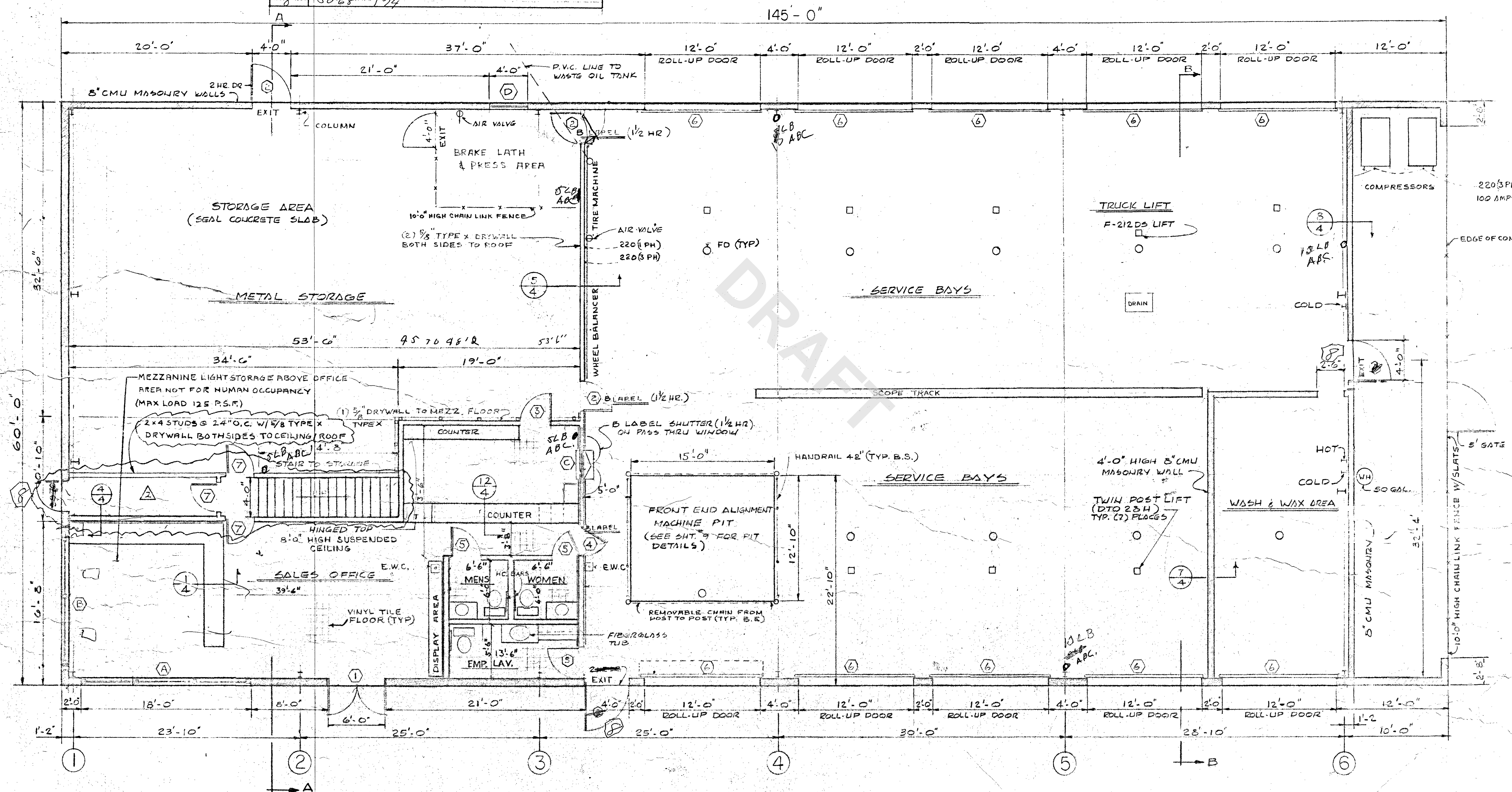
<input type="checkbox"/> PRELIMINARY	CLIENT: SUB 8 WILLIAM SLOBODKIN	DATE: 5/3/85	PROJECT NO: M-3249/A
<input type="checkbox"/> CONSTRUCTION	SCALE: 1" = 20'	DRAWN BY: J.E.P.	SHEET NO: 1
<input type="checkbox"/> AS-BUILT	F.B. T-39, PG. 5577 P.266, PG. 14, 16	CHECKED BY: C.B.C.	OF 1

DOOR SCHEDULE	
NO.	DESCRIPTION
1	6070 ALUM. DOOR WITH GLASS
2	4075 x 1 3/4" H.M. DOOR
3	3075 x 1 3/4" WOOD DOOR
4	3075 x 1 3/4" WOOD DOOR VISION PANEL 1/2 HR. RATING
5	2668 x 1 3/8" INTERIOR WOOD DOOR
6	12'-0" x 12'-0" ROLL UP DOOR
7	3670 x 1 3/4" B-LABEL
8	3068 1 3/4"

WINDOW SCHEDULE	
NO.	DESCRIPTION
A	18'-0" x 6'-6" PLATE GLASS ALUM.
B	12'-0" x 6'-6" do do do
C	3'-0" x 3'-0" VERT. PASS THRU W/ 1/2 HR. SHUTTERS
D	4'-0" x 3'-0" ALUM. FR. FIXED WINDOW

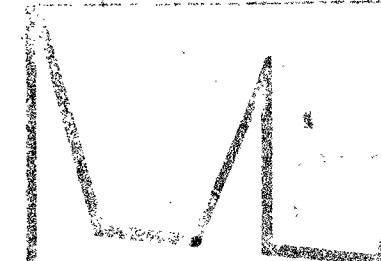
GENERAL NOTES

- 1.- Roof live loads are 12/20 PSF as per SBC code, section 1203.7.
- 2.- Wind loads are 110 mph as per SBC code section 1206 and 1982 MBMA manual.
- 3.- Mezzanine live load - 125 PSF, dead load - 20 PSF.
- 4.- Structural steel, hot rolled sections, to be ASTM-A36 or better.
- 5.- Metal building frames, purlins, panels, and miscellaneous accessories to be as manufactured by American Steel Buildings.
- 6.- All manufacturing shall conform to MBMA, AISC, AWS, and applicable local codes.



FLOOR PLAN
SCALE: 3/16" = 1'-0"

APPROVED
FOR CONSTRUCTION



OAKHURST AUTO CENTER
PINELLAS COUNTY
% C.A. OAKES, CONSTRUCTION CO., INC.
15421 N. FLORIDA AVE., TAMPA, FLA.

TONDELLI ENGINEERING, LIMITED
Suite 201, 5445 W. Manatee St., Tampa, Fla. 33609
Telephone 813/675-1239

DRAWN
DATE 5-27-88
CHECKED
DATE
RECORD PLAN
JOB NO. TE 885
SHEET 2



Memorandum **Florida Department of Environmental Protection**

SOUTHWEST DISTRICT

TO: Alik Moncrief, Deputy General Counsel
Office of General Counsel

THROUGH: *W* William Kutash, Program Administrator
Southwest District

JD James Dregne, Environmental Manager *ok*

FROM: Kathleen Downey, Environmental Specialist I

DATE: October 22, 2010

SUBJECT: Case Closure Request
Oakhurst Auto Service
Facility EPA ID # FLR 000 167 767; OGC Case #10-2763
Pinellas County

All provisions of the subject Short Form Consent Agreement have been met. Therefore, it is requested that this case be closed.

Amount of penalties: \$1,100.00

Amount paid in cash: \$1,100.00

kd

Stewart, Patricia

From: Stewart, Patricia
Sent: Monday, October 25, 2010 11:23 AM
To: Moncrief, Alik
Subject: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Case Closure Request
Attachments: Oakhurst Case Closure Request.pdf; image003.jpg

Attached please find a copy of a case closure request. This is the only copy you will receive.

NOTE: If you have any questions concerning the contents of this document, please contact the DEP Environmental Specialist I Kathleen.Downey@dep.state.fl.us

Acrobat Reader 6.0 or greater is required to read this document. It is available for downloading at:
<http://www.adobe.com/products/acrobat/readstep.html>



Thank you,
Patricia Stewart
Senior Clerk
Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, Florida 33637
813-632-7600, X 356
FAX: 813-632-7664
Patricia.Stewart@dep.state.fl.us

Stewart, Patricia

From: Microsoft Exchange
To: Moncrief, Alik
Sent: Monday, October 25, 2010 11:23 AM
Subject: Delivered: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Case Closure Request

Your message has been delivered to the following recipients:

Moncrief, Alik

Subject: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Case Closure Request

Sent by Microsoft Exchange Server 2007

**Florida Department of Environmental Protection
Southwest District
Industrial Wastewater Program**

Complaint Form

Tracking		
Complaint No: 14-2010	County: Pinellas	
Date Received: June 7, 2010	Received By: Ilia Balcom	
Other Programs/Agencies Involved:	Hazardous Waste	IW Inspector Assigned: James Womble

Complainant Information	
Person Lodging the Complaint: Stephen Gilligan	Company/Affiliation:
Address:	
Phone: 727-815-2627	Recontact Request: <input type="checkbox"/> Yes <input type="checkbox"/> No
Email:	
Alleged Violator's Information	
Contact Name/Title: William Slobodkin	Company/Affiliation: Oakhurst Plaza Auto Service Center
Address: 9220 137th Street North, Seminole, FL	
Phone: 727-593-0747	
Email:	Permitted Facility? No
Complaint Details	
Complaint Details: Complaint received from EPA Criminal Investigation Division (CID)-Jeremy Patrovan(sp?) at 813-348-1596. Complainant indicates that the company generates 5-6 gallons a week of used antifreeze and dumps it down the drains located inside the bays. Don't know where the drains go to. Drains have an oil/water separator. It was indicated that DEP or EPA have inspected the location in the past and have told the company that this practice is OK. Please coordinate investigation with HW Program.	

Department Actions	
Initial Action Taken: Complaint Inspection	Date: June 15, 2009
<p>Details: A Complaint Inspection was conducted in conjunction with Ms. Downey from the Department's Hazardous Waste Section. The auto garage is a multi-bay garage that has several floor drains. According the owner, the floor drains are connected to an oil/separator which discharges to a stormwater system. The actual discharge location for the oil/water separator has not been determined. Visual samples were taken from all floor drains within the bays. The drain closest to the oil storage room contained oil (see photo log). According to the owner, oil and antifreeze are disposed of via the floor drains. Mr. Slobodkin believes that this practice is allowed since there is an oil/water separator. The owner was not able to produce alternative disposal records for oil or antifreeze, nor was he able to produce records for the maintenance of the oil/water separator. No generation or disposal of industrial wastewater was observed during the inspection. Due to the constituents suspected in the floor drains, Hazardous Waste section will be issuing a Warning Letter. Due to the discharge to stormwater, this report is also being forwarded to Steven Kelly, NPDES Stormwater Coordinator.</p> <p>Photo Log attached</p>	

Inserted Into OCULUS

MAR 09 2011

Initials: RS

Parties present during the CI:

James Womble, IW Compliance/Enforcement

Roger Evans, IW Permitting

Kathleen Downey, FDEP Hazardous Waste

William Slobodkin, Owner- Oakhurst Plaza Auto Service Center

Deputy James Butterfield, PCSO

Phone:

SWD/813.632.7600 X 334

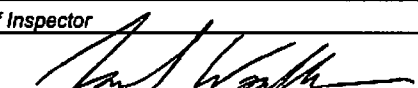
SWD/813.632.7600 X 425

SWD/813.632.7600 X 379

727.593.0747

727.582.6200

Follow Up: Referred to Steven Kelly for Stormwater (MSGP) consideration. WL being issued by HW**Corrective Action(s):** None regarding IW**Conclusion:** Invalid (as pertaining to IW)**Subsequent Actions:** No Further Action

Acknowledgment		
Signature of Inspector	Phone Number	Date
	SWD/813.632.7600 X 334	July 29, 2010

DIGITAL PHOTOGRAPHIC LOG


1. Facility Name: Oakhurst Plaza Auto Service Center
2. County / Facility ID#: Pinellas County / 14-2010
3. Inspection Type: Complaint Inspection
4. Inspection Date: July 15, 2010
5. Type of Camera Used: Canon Power Shot 5.0 mega pixels A530 - IW digital camera
6. Digital Recording Media: Kingston 1 GB Multi Media Card
7. All Digital Photos Were Copied To: Digital Photographic Log
8. Original Copy Is Stored In/On: Alchemy
9. Were the photos altered?: NO ☒ YES ☐ explain yes:
10. Photographer: James Womble
11. Signature of Photographer: 



Photo ID # IMG_768/10:45 AM – Oil on dipstick used to test floor drains. This drain is adjacent to the oil storage room.



Photo ID # IMG_0770 /10:50 AM– Stormwater pond at rear of building.



Photo ID # IMG_0769 /10:45 AM – Oil in floor drain (same as above)

Memorandum

Environmental Protection

SOUTHWEST DISTRICT ENFORCEMENT COVER MEMO

TO: W Deborah Getzoff, District Director

THROUGH: W William Kutash, Waste Program Administrator
JD James Dregne, Hazardous Waste Program Manager
JK Elizabeth Knauss, HW Enforcement Coordinator

FROM: KD Kathleen Downey, Environmental Specialist I

DATE: October 22, 2010

FILE NAME: Oakhurst Auto Service

COUNTY: Pinellas

PROGRAM: Hazardous Waste

OGC # 10-2763

TYPE OF DOCUMENT: Short Form Consent Order for execution and Case Closure Letter

REQUESTED ACTION: Signature

DESCRIPTION OF VIOLATIONS: Failure to provide secondary containment for Used Oil AST, Failure to label Used Oil AST with the words "Used Oil", Failure to properly store and label spent mercury lamps

STATUS OF CORRECTIVE ACTIONS: Violations corrected

STATUS OF PENALTY ASSESSMENT: Penalty was prepared in accordance with United States EPA RCRA Civil Penalty Policy. The Department has proposed a 20 % penalty reduction in order to settle this case

PENALTY: ☐ Not Applicable

Amount: \$ 800.00

Costs & Expenses: \$ 300.00

Total: \$ 1,100.00(received on 10/21/2010)

Secretary Approval ☒ Not required / Approved on _____

Attachments:



Florida Department of
Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Mimi Drew
Secretary

October 25, 2010

Mr. William Slobodkin
Oakhurst Auto Service.
9920 137th Street North
Seminole, FL 33776

Re: Consent Order, OGC Case No. 10-2763
Oakhurst Auto Service.
FLR 000 167 767, Pinellas County

Dear Mr. Slobodkin:

Enclosed is a copy of the executed Consent Order for the referenced case. The Department has received your check for \$1,100.00 in settlement, and is therefore closing this case file.

Your continued cooperation is appreciated. If you have any questions please call Kathleen Downey at (813) 632-7600, extension 379.

Sincerely,

William Kutash
Waste Program Administrator
Southwest District

WMK/KD

Enclosure

cc: Lea Crandall, OGC
Glen Perrigan, HWR Section (Electronic)
Parvez Mallick, US EPA Region IV (Electronic)
Gene Quinn, Pinellas County
Compliance File



Florida Department of
Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Mimi Drew
Secretary

October 13, 2010

CERTIFIED MAIL 7009 1680 001 0455 6929
RETURN RECEIPT REQUESTED

Dept. Of Environmental Protection
OCT 21 2010
Southwest District

William Slobodkin
Oakhurst Auto Service
9220 137th Street North
Seminole, Florida 33776

SUBJECT: Proposed Settlement of Oakhurst Auto Service
EPA ID Number: FLR 000 167 767
OGC File No.:10-2763, Pinellas County

Dear: Mr. Slobodkin,

The purpose of this letter is to complete the resolution of the matter previously identified by the Department in the Warning Letter dated August 4, 2010, a copy of which is attached. The corrective actions required to bring your facility into compliance have been performed. The Department finds that you are in violation of the rules and statutes cited in the attached Warning Letter. In order to resolve the matters identified in the attached Warning Letter, you are assessed civil penalties in the amount of \$800, along with \$300 to reimburse Department costs, for a total of \$1,100. The civil penalty in this case includes no violations of \$2,000.00 or more.

The Department acknowledges that the payment of these civil penalties by you does not constitute an admission of liability. This payment must be made payable to the Department of Environmental Protection by cashier's check or money order and shall include the OGC File Number assigned above and the notation "Ecosystems Management and Restoration Trust Fund." Payment shall be sent to the Department of Environmental Protection, 13051 North Telecom Parkway, Temple Terrace, FL, 33637-0926, within 21 days of your signing this letter.

Your signing this letter constitutes your acceptance of the Department's offer to resolve this matter on these terms. If you elect to sign this letter, please return it (including its attachments) to the Department at the address indicated above. The Department will then countersign the letter and file it with the Clerk of the Department. When the signed letter is filed with the Clerk, the letter shall constitute final agency action of the Department which shall be enforceable pursuant to Sections 120.69 and 403.121, Florida Statutes.

If you do not sign and return this letter to the Department at the District address within (10) days of receipt, the Department will assume that you are not interested in settling this matter on the above described terms, and will proceed accordingly. None of your rights or substantial interests are determined by this letter unless you sign it and it is filed with the Department Clerk.

Sincerely yours,


Deborah A. Getzoff
District Director
Southwest District

FOR THE RESPONDENT:

I, William Slobodkin on behalf of Oakhurst Auto Service **HEREBY ACCEPT THE TERMS OF THE SETTLEMENT OFFER IDENTIFIED ABOVE.**

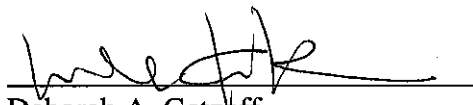
By: William Slobodkin
William Slobodkin, Owner

Date: 10/19/10

FOR DEPARTMENT USE ONLY

DONE AND ENTERED this 22nd day of Oct, 2010.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION


Deborah A. Getzoff
District Director

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to §120.52, Florida Statutes,
With the designated Department Clerk, receipt of which is hereby
Acknowledged.


Clerk

10-22-10
Date

Copies furnished to: Lea Crandall



Florida Department of Environmental Protection

Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

August 4, 2010

CERTIFIED MAIL 7009 1680 0001 0455 6875
RETURN RECEIPT REQUESTED

Mr. William Slobodkin
Oakhurst Auto Service
9220 137th Street North
Seminole, FL 33776

RE: Oakhurst Auto Service
FLR 000 167 767
Warning Letter# WL10-0050HW52SWD
Pinellas County

Dear Mr. Slobodkin:

The purpose of this letter is to advise you of possible violations of law for which you may be responsible, and to seek your cooperation in resolving the matter. A hazardous waste program field inspection conducted on June 15, 2010 indicates that violations of Florida Statutes and Rules may exist at the above referenced facility. Department of Environmental Protection personnel made observations described in the attached inspection report. The report lists a summary of alleged violations of Department Rules.

Sections 403.161 and 403.727, Florida Statutes (F.S.) provide that it is a violation to fail to comply with rules adopted by the Department. The activities observed during the Department's field inspection and any other activities at your facility that may be contributing to violations of Florida Statutes or Department Rules should cease.

You are requested to contact Kathleen Downey at (813) 632-7600, extension 379, within fifteen (15) days of receipt of this Warning Letter to arrange a meeting to discuss this matter. The Department is interested in reviewing any facts you may have that will assist in determining whether any violations have occurred. You may bring anyone with you to the meeting that you feel could help resolve this matter.

Please be advised that this Warning Letter is part of an agency investigation, preliminary to agency action in accordance with Section 120.57(5), F.S. If after further investigation the

Department's preliminary findings are verified, this matter may be resolved through the entry of a Consent Order which will include a compliance schedule, an appropriate penalty, and reimbursement of the Department's costs and expenses. In accordance with the United States Environmental Protection Agency's (EPA) RCRA Civil Penalty Settlement Guidelines, the penalties which could be assessed in hazardous waste cases are up to \$32,500 per day per violation.

If this investigation confirms that your facility is significantly out of compliance, and the case is not resolved through timely entry of a Consent Order, under the Department's agreement with the EPA, a formal referral for judicial action must be made to the Department's Office of General Counsel. We look forward to your cooperation in completing the investigation and resolution of this matter.

Sincerely yours,


Deborah A. Getzoff
District Director
Southwest District

DAG/KD

enclosure

cc: Glenn Perrigan, HWR Section (Electronic)
Alan Annicella, US EPA Region IV (Electronic)
James Womble, Industrial Wastewater Section (Electronic)
Charles Toney, Water Quality Management, Pinellas County (Electronic)
Gene Quinn, Pinellas County
Compliance File



Florida Department of
Environmental Protection
Hazardous Waste Inspection Report

FACILITY INFORMATION:

Facility Name: Oakhurst Auto Service

On-Site Inspection Start Date: 06/15/2010

On-Site Inspection End Date: 06/15/2010

ME ID#: 94638

EPA ID#: FLR000167767

Facility Street Address: 9220 137th St, Seminole, Florida 33776

County Name: Pinellas

NOTIFIED AS:

N/A

INSPECTION TYPE:

Complaint Inspection for CESQG (<100 kg/month) facility

INSPECTION PARTICIPANTS:

Principal Inspector: Kathleen Downey, Inspector

Other Participants: William Slobodkin, Owner; James Womble, IW Inspector

LATITUDE / LONGITUDE: Lat 27° 51' 24.4397" / Long 82° 49' 42.5704"

SIC CODE: 7539 - Services - automotive repair shops, nec

TYPE OF OWNERSHIP: Private

Introduction:

Oakhurst Auto Service was inspected on 06/15/2010 to see if they are in compliance with the federal and state hazardous waste regulations. The inspection was prompted by a complaint that was received by EPA Region IV. The inspector was joined by James Womble of the Department's Industrial Wastewater Section. Mr. William (Bill) Slobodkin, owner accompanied the inspectors throughout the inspection. The inspection verified that Oakhurst Auto is a conditionally exempt small quantity generator of hazardous waste.

Process Description:

Oakhurst Auto Service is a full service automotive garage which specializes in oil changes, transmission service, alignments, tune-ups, etc. The facility has ten bays. The facility is on city water and sewer and has been at this location since 1986. No painting or bodywork is done at this facility. Oakhurst Auto has two parts washers, but only uses one. According to the manager, the parts washer is on a service contract with Safety Kleen. At the time of the inspection, there were three used oil dollies. The words "used oil" were worn and not clearly visible. Used oil filters are drained, and then disposed of with the rest of the solid waste.

Oakhurst Auto Service has one approximately 300 gallon single walled aboveground storage tank (AST) for storing used oil. Mechanics manually pour used oil into the tank. The tank is located inside the shop on the north side of the facility. At the time of the inspection, the tank was not closed and not labeled with the words "used oil". There were numerous visible oil stains on the concrete floor in front of the tank. The AST was not in secondary containment, and it appears the floor has not been sealed with an oil impervious sealant. In the vicinity of the AST there was a five gallon bucket used to store used oil. The bucket seemed to be in a deteriorating condition, but wasn't actively leaking. Another bucket located in one of the bays did contain oil. Mr. Slobodkin was informed any bucket or other container storing used oil must be labeled "used oil".

At the time of the inspection, used antifreeze was being collected in a oil/water separator. Used anti-freeze was also poured down a floor shop drain which drains to the oil/water separator. The area surrounding the drain shows visible staining. Subsequent to the inspection, a phone call was

Inspection Date: 06/15/2010

made to the Pinellas County Utilities regarding the floor drains. It was confirmed the floor drains located in the bay drain to a sump. The sump is then plumbed directly to the sanitary sewer system. Since Oakhurst Auto Service is currently not recycling their used anti-freeze, then it is not exempt from the hazardous waste regulations. According to 40 CFR Section 262.11 a hazardous waste determination must be performed. The Pinellas County Utilities Department must be notified in writing if hazardous waste is being disposed of to the sewer in accordance with F.A.C. Rule 62-625.600(15)(a).

Spent mercury bulbs are being stored in the facility's parts storage room located on the south side of the building. At the time of the inspection, spent mercury bulbs were being stored in an open unlabeled container. Also, there was a small collection of five spent bulbs not stored in any container. Used batteries are taken to Interstate for recycling. Fire extinguishers were located throughout the building and were inspected by Fire Master. Lead weights are being re-used.

New Potential Violations and Areas of Concern:**CESQG Checklist - 40 CFR 261.5**

Type: Violation
Rule: 62-730.030(3)
Question Number: 7.50
Question: Can the facility document proper disposal through written receipts or records?
Explanation: At the time of the inspection, it was unclear if proper disposal records are being kept for shipments of hazardous waste and used oil.
Corrective Action: Submit to the Department the last 6 months of disposal records for the your used oil, parts washer, used anti-freeze, oil/water separator pump out records, and disposal of spent mercury bulbs.

Universal Waste Lamps

Type: Violation
Rule: 62-737.400(5)(b)
Question Number: 39.40
Question: Is each lamp or container labeled or marked clearly with either "Spent Mercury Containing Lamps for Recycling", "Universal Waste Mercury Lamps", "Waste Mercury Lamps" or "Used Mercury Lamps"?
Explanation: At the time of the inspection, spent mercury lamps were being stored in an open container or no container.
Corrective Action: Immediately store spent mercury containing lamps in a structurally sound container and ensure it is labeled with one of the following phrases: "Spent Mercury-Containing Lamps for Recycling", "Universal Waste Mercury Lamps", "Waste Mercury Lamps" or "Used Mercury Lamps".

Used Oil Generator Checklist

Type: Violation

Inspection Date: 06/15/2010

Rule: 62-710.401(6)

Question Number: 5.80

Question: Either double-walled or stored on an oil-impermeable surface with engineered secondary containment that has the capacity to hold 110% of the volume of the largest container within the secondary containment

Explanation: At the time of the inspection, a 300 gallon used oil AST without secondary containment.

Corrective Action: Immediately provide the AST storing used oil with secondary containment. The containment must be at least 110% of the size.

Checklist Independent Potential Violations and Areas of Concern

Type: Violation

Rule: 279.22(c)(1)

Explanation: At the time of the inspection, an approximately 300 gallon single wall AST storing used oil was not properly labeled.

At the time of the inspection, three used oil dollies were not properly labeled.

At the time of the inspection, a couple of buckets were used to store used oil were not properly labeled.

Corrective Action: Label the above ground storage tank, oil dollies, and other temporary storage vessels (i.e. buckets) with the words "used oil".

Type: Violation

Rule: 262.11

Explanation: At the time of the inspection, used antifreeze was not being recycled. It was being collected in an oil/water separator.

Corrective Action: Conduct a hazardous waste determination on the used anti-freeze to determine proper disposal.

Type: Area Of Concern

Rule: 62-625.600(15)(a)

Explanation: As noted in the 262.11 violation, a hazardous waste determination has not been conducted on the used antifreeze, and no notification has been made to the sewer authority that used antifreeze is being discharged.

Corrective Action: If the used antifreeze is found to be hazardous, Oakhurst Auto shall notify the Department's hazardous waste and pretreatment programs in writing of the discharge. The written notification should include the quantity and the frequency of used antifreeze being discharged.

Summary of Potential Violations and Areas of Concern:

Inspection Date: 06/15/2010

Potential Violations

Rule Number	Area	Date Cited	Explanation
CESQG Checklist - 40 CFR 261.5 62-730.030(3)		06/15/2010	At the time of the inspection, it was unclear if proper disposal records are being kept for shipments of hazardous waste and used oil.
Universal Waste Lamps 62-737.400(5)(b)		06/15/2010	At the time of the inspection, spent mercury lamps were being stored in an open container or no container.
Used Oil Generator Checklist 62-710.401(6)		06/15/2010	At the time of the inspection, a 300 gallon used oil AST without secondary containment.
Checklist Independent Violations 279.22(c)(1)		06/15/2010	At the time of the inspection, an approximately 300 gallon single wall AST storing used oil was not properly labeled. At the time of the inspection, three used oil dollies were not properly labeled. At the time of the inspection, a couple of buckets were used to store used oil were not properly labeled.
262.11		06/15/2010	At the time of the inspection, used antifreeze was not being recycled. It was being collected in an oil/water separator.

Areas of Concern

Rule Number	Area	Date Cited	Explanation
Checklist Independent Areas of Concern 62-625.600(15)(a)		06/15/2010	As noted in the 262.11 violation, a hazardous waste determination has not been conducted on the used antifreeze, and no notification has been made to the sewer authority that used antifreeze is being discharged.

Conclusion:

Oakhurst Auto Service was not in compliance with all state and federal regulations governing used oil generators and conditionally exempt small quantity generators of hazardous waste.

Inspection Date: 06/15/2010

Signed:

A hazardous waste compliance inspection was conducted on this date, to determine your facility's compliance with applicable portions of Chapters 403 & 376, F.S., and Chapters 62-710, 62-730, 62-737, & 62-740 Florida Administrative Code (F.A.C.). Portions of the United States Environmental Protection Agency's Title 40 Code of Federal Regulations (C.F.R.) 260 - 279 have been adopted by reference in the state rules under Chapters 62-730 and 62-710, F.A.C. The above noted potential items of non-compliance were identified by the Inspector(s).

This is not a formal enforcement action and may not be a complete listing of all items of non-compliance discovered during the inspection.

Kathleen Downey

PRINCIPAL INSPECTOR NAME

Inspector

PRINCIPAL INSPECTOR TITLE



PRINCIPAL INSPECTOR SIGNATURE

7/19/2010

DATE

James Womble

INSPECTOR NAME

IW Inspector

INSPECTOR TITLE

NO SIGNATURE

INSPECTOR SIGNATURE

FDEP

ORGANIZATION

William Slobodkin

REPRESENTATIVE NAME

Owner

REPRESENTATIVE TITLE

NO SIGNATURE

REPRESENTATIVE SIGNATURE

Oakhurst Auto

ORGANIZATION

NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Potential Violations" or areas of concern.

Stewart, Patricia

From: Stewart, Patricia
Sent: Monday, October 25, 2010 11:25 AM
To: Crandall, Lea; Perrigan, Glen; 'Mallick.Parvez@epamail.epa.gov'; 'Quinn, Earl (Gene) E'
Subject: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order
Attachments: Oakhurst Consent Order.pdf; image003.jpg

Attached please find a copy of an inspection letter. This is the only copy you will receive.

NOTE: If you have any questions concerning the contents of this document, please contact the DEP Environmental Specialist I Kathleen.Downey@dep.state.fl.us

Acrobat Reader 6.0 or greater is required to read this document. It is available for downloading at:
<http://www.adobe.com/products/acrobat/readstep.html>



Thank you,
Patricia Stewart
Senior Clerk
Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, Florida 33637
813-632-7600, X 356
FAX: 813-632-7664
Patricia.Stewart@dep.state.fl.us

Stewart, Patricia

From: Mail Delivery System [MAILER-DAEMON@mseive01.rtp.epa.gov]
To: Mallick.Parvez@epamail.epa.gov
Sent: Monday, October 25, 2010 11:26 AM
Subject: Relayed: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:

Mallick.Parvez@epamail.epa.gov

Subject: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order

DRAFT

Stewart, Patricia

From: Microsoft Exchange
To: Crandall, Lea; Perrigan, Glen
Sent: Monday, October 25, 2010 11:26 AM
Subject: Delivered: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order

Your message has been delivered to the following recipients:

Crandall, Lea

Perrigan, Glen

Subject: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order

Sent by Microsoft Exchange Server 2007

Stewart, Patricia

From: Microsoft Exchange
To: 'Quinn, Earl (Gene) E'
Sent: Monday, October 25, 2010 11:26 AM
Subject: Relayed: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order

Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:

'Quinn, Earl (Gene) E'

Subject: Oakhurst Auto Service FLR 000 167 767 OGC #10-2763 Executed Consent Order

Sent by Microsoft Exchange Server 2007

USER AND PRE-SURVEY QUESTIONNAIRES



55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 Tel
914.694.1335 Fax

Phase I Environmental Site Assessment Pre-Survey Questionnaire

Someone familiar with the site should complete this questionnaire prior to our site visit. For those questions that are not applicable, please respond "N/A", and "U/K" for those questions in which the answer is not known. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for responses are necessary, please attach hereto and reference it to the appropriate question number. Upon completing this form, please email back to the sender. This document and your written response will be included as an exhibit in the final report.

Subject Name: Oakhurst Plaza

Street: 9220 137th Street N

City/State: Seminole, Florida

Project Manager: Chyrisse Tabone

Project No.: PC91158695

Date: November 14, 2019

Key Site Contact:

Telephone:

Fax:



A. GENERAL

PREPARER

1. Name, title and telephone number of person completing this questionnaire:

Todd Spkow
Name
Owner
Title
[Signature]
Signature
727-415-1573
Telephone Number

2. How long has the preparer been familiar with the site or facility?
If less than five years, who held the position prior?
3. Property Owner/Occupant Information

Susan Slobodkin
Owner's Name
Oakleaf Ave
Owner's Address
9220 Antilles Drive
Occupant's Name
9220 Antilles Drive
Occupant's Address

VALUATION REDUCTION

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions?

Yes ☐ No ☒ U/K ☐

If yes, please explain below.

B. Property Description

1. Land

- a. Size of Parcel? ~1 Acres
- b. Shape of Parcel? ☒ Rectangular ☐ Irregular ☐ Other
- c. Are there any surface waters or wetlands on the site? Yes ☐ No ☐ U/K ☒
- d. Is there a well on the site? Yes ☐ No ☐ U/K ☒

If so, what type of well is it?:

Drinking Water ☐
Irrigation ☐
Monitoring ☐
Dry Well ☐

CBRE

B. PROPERTY DESCRIPTION – continued

Have contaminants in excess of governmental guidelines been identified in the water?

Yes ☐ No ☐

e. Was or is there a septic system on the property?

Yes ☐ No ☒ U/K ☒

If so, is the septic system currently in use?

Yes ☐ No ☐

f. Has fill been imported onto the Subject?

Yes ☐ No ☒ U/K ☒

g. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site?

Yes ☐ No ☒ U/K ☒

h. Where is the site's stormwater discharged to? _____

2. Site Improvements This includes all buildings

☐ N/A

a. Describe the size (square foot) of the existing building(s). *8550 sq ft*

b. How old is the building(s)? *35 yrs*

c. Describe the heating and cooling system.

Central Heating & Air in office Area

d. Who provides the following utilities?

Water: _____

Sanitary Sewer: _____

Storm Drainage: _____

Natural Gas: _____

Electric: _____

e. Are there any floor drains on the site?

Yes ☒ No ☐ U/K ☐

If so, where do they discharge to? *Not sure*

3. Site History

a. Were there any buildings or other improvements on the property prior to the existing improvements?

Yes ☐ No ☒ U/K ☐

If so, what were they?

b. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill?

Yes ☒ No ☐ U/K ☐

If so, please describe.

Auto Repair

CBRE

B. PROPERTY DESCRIPTION – continued

4. Site Operations

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- | | | |
|---|---|-----------------------------|
| <input type="checkbox"/> Dry Cleaning: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Battery Storage/Sales: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Paint Storage/Sales: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Petroleum Storage/Sales: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Photo or X-Ray Finishing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Electronic Equipment
Assembly or Manufacturing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Solvent Storage or Sales: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Chemical Manufacturing/Sales: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Automobile Storage, Repair, or Disposal: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Agriculture: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Medical or Dental Offices: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

5. Previous Studies/Documentation

- a. Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below:

CBRE did a Phase I in 2017

- ☒ I have no knowledge of any environmental related studies or reports prepared on the Subject.

- b. Are you in possession of a title report, site drawings, building drawings and specifications and/or a survey for the site?

Yes ☒ No ☐

If so, please provide copies of same.

Please provide all available environmental information from yours or your Client's records including, but not limited to, documentation in connection with any pending or threatened public or private proceedings or litigation with respect to environmental liability, environmental permits and permit applications, underground and above ground tank registration and information (including removal and testing of such tanks), environmental reports, asbestos, lead-based paint or indoor air quality studies, spill information and compliance information and programs.

CBRE

C. SURROUNDING PROPERTIES

1. Has any adjoining properties been used for industrial purposes, or as a gasoline station, auto repair shop, junkyard, dry cleaner or landfill?
☐ U/K ☒ No Yes ☐
- If so, please explain.
2. Are you aware of any contamination conditions on adjoining or nearby properties?
Yes ☐ No ☒ U/K ☐
3. Are there any open surface waters or wetlands adjacent to the site?
No ☐ U/K ☒ Yes ☐
4. Are you aware of any active or former waste treatment or disposal pits, ponds, or lagoons on adjacent or nearby sites?
☒ U/K ☐ Yes ☐ No
5. Is any neighboring property engaged in the storing, transporting or disposal of hazardous waste, or chemicals?
☐ U/K ☐ Yes ☐ No ☒

D. REGULATORY

1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
☐ U/K ☐ Yes ☒ No
- If so, please explain.
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
No ☒ U/K ☐ Yes ☐

If so, please state the circumstances.

3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
☒ U/K ☐ Yes ☐ No
- If so, please explain.

E. ASBESTOS

1. Do you have knowledge of any materials or substances on the site

that are known or suspected to contain asbestos?

☐ U/K ☐

Yes ☐ No ☒

If so, what materials and where are they located?

DRAFT

E. ASBESTOS – continued

2. Has an inspection for asbestos ever been conducted on the Subject? Yes ☐ No ☒ U/K ☒
3. Has asbestos been removed from the Subject? Yes ☐ No ☒ U/K ☒
4. Does the building have:
- Spray-on or troweled-on fireproofing, insulation or finishes? Yes ☐ No ☒ U/K ☒
 - Insulation on piping, boilers, tanks, chillers, or other mechanical equipment? Yes ☐ No ☒ U/K ☒
 - Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.? Yes ☐ No ☒ U/K ☒
 - Resilient floor tile? Yes ☐ No ☒ U/K ☒
 - Suspended acoustical ceiling tiles? Yes ☒ No ☒ U/K ☒
 - A built-up or rolled roofing system? Yes ☐ No ☒ U/K ☒

F. PCBs

1. Are there any on-site electrical transformers? Yes ☐ No ☒ U/K ☒
- If so, do any of the transformers contain PCBs? Yes ☐ No ☒ U/K ☒
- Who owns the transformers and where are they located?
2. Did any on-site transformers formerly contain PCBs, but later had the dielectric fluid replaced? Yes ☐ No ☒ U/K ☒
3. Is there any hydraulic equipment such as elevators or automotive lifts on-site? Yes ☒ No ☐ U/K ☒
- If so, who services the equipment? *Not Sure*
- Are you aware of any hydraulic fluid leaks or evidence of leakage such as unexplained fluid loss in connection with the hydraulic equipment? Yes ☐ No ☒ U/K ☒

F. Storage Tanks

1. Are there any (active or inactive) Underground Storage Tanks (UST) or Aboveground Storage Tanks (AST) on the site?

☐ U/K ☒ No

Yes ☐ No ☐

If so, please fill out the following schedule:

Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)

Have any of the tanks been tightness tested?

☐ U/K ☒ No

Yes ☐ No ☐

1. Do you have any knowledge of tanks that were either removed or closed in-place at the site?

☐ U/K ☒ No

Yes ☐ No ☐

If so, please fill out the following schedule:

Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

H. LEAD

1. Are you aware of any lead-based paint (LBP) applications on the site?
No ☐ U/K ☒ Yes ☐
2. Has LBP testing been conducted?
☐ U/K ☒ Yes ☐ No
3. Have there been any reported incidences of children with elevated blood lead levels residing at the site?
Yes ☐ No ☐ U/K ☒
4. Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis?
☐ U/K ☐ Yes ☐ No ☒
5. Have any LBP abatements been conducted?
No ☐ U/K ☒ Yes ☐
6. Has the water been tested for lead?
Yes ☐ No ☐ U/K ☒
If so, please provide a copy of the results

I. HAZARDOUS MATERIALS

1. Are hazardous materials or chemicals stored or used on-site?
☐ U/K ☐ Yes ☐ No ☒
If so, please fill out the following schedule (attach separate page if more room is required):

Schedule of Hazardous or Toxic Substances Stored On-Site

Material Type	Quantity (Gallons)	Location

2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal?
No ☒ U/K ☐ Yes ☐
If so, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

J. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed onsite?
No ☐ U/K ☒ Yes ☐
2. Has there been any employee or tenant reports of symptoms consistent

with mold contamination or other indoor air quality concerns?

☐ U/K ☒

Yes ☐ No

3.

Are you aware of elevated radon gas concentrations on-site?

☐ U/K ☒

Yes ☐ No

DRAFT

K. AAI USER QUESTIONNAIRE

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "*Brownfield's Amendments*"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

1. Did a search of recorded land title records (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Yes ☐ No ☐
- NA ☒ no title yet

Note 1 – In certain jurisdictions, federal, tribal, state or local statutes, or regulations specify that environmental liens and Activity and Use Limitations (AULs) be filed in judicial records rather than in land title records. In such cases, judicial records must be searched for environmental liens and AULs.

2. Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any 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? Yes ☐ No ☐
- NA ☒ no search done yet

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? Yes ☒ No ☐
- NA ☐

4. Does the purchase price paid for this property reasonably reflect the fair market value of the property? Yes ☒ No ☐
- NA ☐

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes ☐ No ☒

NA ☐

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? For example:

(a.) Do you know the past uses of the property? Yes ☒ No ☐

NA ☐

(b.) Do you know of specific chemicals that are present or once were present at the property? Yes ☒ No ☐

NA ☐

(c.) Do you know of spills or other chemical releases that have taken place at the property? Yes ☐ No ☒

NA ☐

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

NA ☐

Yes ☐ No ☒

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?

NA ☐

Yes ☒ No ☐

Hydraulic lifts on site
oil & other solvents used
in auto repair work

Also CBRE did a
Phase I in 2017
which I will send.

CBRE



70 West Red Oak Lane
White Plains, New York 10604
914.694.9600 Tel
914.694.1335 Fax

Phase I Environmental Site Assessment Pre-Survey Questionnaire

Someone familiar with the site should complete this questionnaire prior to our site visit. For those questions that are not applicable or unknown, please respond "N/A" or "U/K", respectively. If you have any questions about how to answer any of the questions, please call CBRE. If additional pages for responses are necessary, please attach hereto and reference it to the appropriate question number. Upon completing this form, please email back to the sender. This document and your written response will be included as an exhibit in the final report.

Subject Name: Oakhurst Plaza Auto

Project Manager:

Street: 9220 Antilles Dr

Project No.:

City/State: Seminole, Florida 33776

Date: 11/20/2019

Key Site Contact: Robert Barnum
Telephone: 727-455-3333
Fax: 727-323-1726



A. GENERAL

PREPARER

1. Name, title and telephone number of person completing this questionnaire:

Susan Slobodkin

Name

Owner

Title

Signature

727-593-0747

Telephone Number

2. How long has the preparer been familiar with the site or facility? 34 years her husband designed and built the property
If less than five years, who held the position prior?
3. Property Owner/Occupant Information

Susan Slobodkin

Owner's Name

9220 Antilles Drive

Owner's Address

Oakhurst Auto Plaza INC

Occupant's Name

same

Occupant's Address

VALUATION REDUCTION

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions?

Yes ☐ No ☒ U/K ☐

If yes, please explain below.

B. Property Description

1. Land

- a. Size of Parcel? 1.03 Acres
- b. Shape of Parcel? ☒ Rectangular ☐ Irregular ☐ Other
- c. Are there any surface waters or wetlands on the site? Yes ☐ No ☒ U/K ☐
- d. Is there a well on the site? Yes ☐ No ☒ U/K ☐

If yes, what type of well is it?:

Drinking Water ☐
Irrigation ☐
Monitoring ☐
Dry Well ☐

CBRE

- Have contaminants in excess of governmental guidelines been identified in the water? Yes ☐ No ☒
- e. Was or is there a septic system on the property? Yes ☐ No ☒ U/K ☐
If yes, is the septic system currently in use? Yes ☐ No ☒
- f. Has fill been imported onto the Subject? Yes ☐ No ☐ U/K ☒
- g. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site? Yes ☐ No ☒ U/K ☐
- h. Where is the site's stormwater discharged to? *Through oil water separator into retention pond. it perks out*

B. PROPERTY DESCRIPTION – continued

2. Site Improvements This includes all buildings ☐ N/A
- a. Describe the size (square foot) of the existing building(s). TOTAL SQUARE FOOTAGE 9559 SQUARE FEET
- b. How old is the building(s)? 34 YEARS OLD
- c. Describe the heating and cooling system. ELECTRIC, CENTRAL
- d. Who provides the following utilities?
- | | |
|-----------------|-----------------------------|
| Water: | <u>PINELLAS COUNTY</u> |
| Sanitary Sewer: | <u>PINELLAS COUNTY</u> |
| Storm Drainage: | <u>PINELLAS COUNTY</u> |
| Natural Gas: | <u>N/A</u> |
| Electric: | <u>DUKE ENERGY, FLORIDA</u> |
- e. Are there any floor drains on the site? Yes ☒ No ☐ U/K ☐
If yes, where do they discharge to? *oil water separator + Tank*
3. Site History
- a. Were there any buildings or other improvements on the property prior to the existing improvements? Yes ☐ No ☒ U/K ☐
If yes, what were they?
- b. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill? Yes ☐ No ☒ U/K ☐

If yes, please describe.

B. PROPERTY DESCRIPTION – continued

4. Site Operations

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- | | | |
|---|---|--|
| <input type="checkbox"/> Dry Cleaning: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Battery Storage/Sales: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Paint Storage/Sales: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Petroleum Storage/Sales: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Photo or X-Ray Finishing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Electronic Equipment
Assembly or Manufacturing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Solvent Storage or Sales: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Chemical Manufacturing/Sales: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Automobile Storage, Repair, or Disposal: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Agriculture: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Medical or Dental Offices: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

5. Previous Studies/Documentation

- a. Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If yes, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below: *Prior Environmental report, provided to Inspector*

☐ I have no knowledge of any environmental related studies or reports prepared on the Subject.

- b. Are you in possession of a title report, site drawings, building drawings and specifications and/or a survey for the site? Yes ☒ No ☐

If yes, please provide copies of same.

HAVE PROVIDED BY SEPERATE EMAIL

Please provide all available environmental information from yours or your Client's records including, but not limited to, documentation in connection with any pending or threatened public or private proceedings or litigation with respect to environmental liability, environmental permits and permit applications, underground and above ground tank registration and information (including removal and testing of such tanks), environmental reports, asbestos, lead-based paint or indoor air quality studies, spill information and compliance information and programs.

CBRE

F. Storage Tanks

1. Are there any (active or inactive) Underground Storage Tanks (UST) or Aboveground Storage Tanks (AST) on the site?

Yes ☒ No ☐ U/K ☐

If yes, please fill out the following schedule:

Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)
Storage Area	100?		used oil	15 yrs	U/K	U/K	yes

Have any of the tanks been tightness tested?

Yes ☐ No ☐ U/K ☒

1. Do you have any knowledge of tanks that were either removed or closed in-place at the site?

Yes ☐ No ☐ U/K ☒

If yes, please fill out the following schedule:

Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed
N/A					

H. LEAD

- Are you aware of any lead-based paint (LBP) applications on the site?
- Has LBP testing been conducted?
- Have there been any reported incidences of children with elevated blood lead levels residing at the site?
- Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis?
- Have any LBP abatements been conducted?

Yes ☐ No ☒ U/K ☐

Yes ☐ No ☒ U/K ☐

Yes ☐ No ☒ U/K ☐

Yes ☐ No ☒ U/K ☐

Yes ☐ No ☒ U/K ☐

C. SURROUNDING PROPERTIES

1. Has any adjoining properties been used for industrial purposes, or as a gasoline station, auto repair shop, junkyard, dry cleaner or landfill? Yes ☐ No ☒ U/K ☐
If yes, please explain.
2. Are you aware of any contamination conditions on adjoining or nearby properties? Yes ☐ No ☒ U/K ☐
3. Are there any open surface waters or wetlands adjoining to the site? Yes ☐ No ☒ U/K ☐
4. Are you aware of any active or former waste treatment or disposal pits, ponds, or lagoons on adjoining or nearby sites? Yes ☐ No ☒ U/K ☐
5. Is any neighboring property engaged in the storing, transporting or disposal of hazardous waste, or chemicals? Yes ☐ No ☒ U/K ☐

D. REGULATORY

1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? Yes ☐ No ☒ U/K ☐
If yes, please explain.
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? Yes ☒ No ☐ U/K ☐
If yes, please state the circumstances. **NOTED IN PRIOR REPORTS AND HAVE BEEN REMEDIATED**
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? Yes ☐ No ☒ U/K ☐
If yes, please explain.

E. ASBESTOS

1. Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos? Yes ☐ No ☒ U/K ☐
If yes, what materials and where are they located?

E. ASBESTOS – continued

2. Has an inspection for asbestos ever been conducted on the Subject? Yes ☐ No ☒ U/K ☐
3. Has asbestos been removed from the Subject? Yes ☐ No ☒ U/K ☐
4. Does the building have:
- Spray-on or troweled-on fireproofing, insulation or finishes? Yes ☐ No ☒ U/K ☐
 - Insulation on piping, boilers, tanks, chillers, or other mechanical equipment? Yes ☐ No ☒ U/K ☐
 - Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.? Yes ☐ No ☒ U/K ☐
 - Resilient floor tile? Yes ☐ No ☒ U/K ☐
 - Suspended acoustical ceiling tiles? Yes ☒ No ☐ U/K ☐
 - A built-up or rolled roofing system? Yes ☐ No ☒ U/K ☐

F. PCBs

1. Are there any on-site electrical transformers? Yes ☐ No ☐ U/K ☒
- If yes, do any of the transformers contain PCBs? Yes ☐ No ☐ U/K ☒
- Who owns the transformers and where are they located?
2. Did any on-site transformers formerly contain PCBs, but later had the dielectric fluid replaced? Yes ☐ No ☐ U/K ☒
3. Is there any hydraulic equipment such as elevators or automotive lifts on-site? Yes ☒ No ☐ U/K ☐
- If yes, who services the equipment? *Sc & Service*
- Are you aware of any hydraulic fluid leaks or evidence of leakage such as unexplained fluid loss in connection with the hydraulic equipment? Yes ☐ No ☒ U/K ☐

6. Has the water been tested for lead?
If yes, please provide a copy of the results

Yes ☐ No ☒ U/K ☐

I. HAZARDOUS MATERIALS

1. Are hazardous materials or chemicals stored or used on-site?

Yes ☒ No ☐ U/K ☐

If yes, please fill out the following schedule (attach separate page if more room is required):

Schedule of Hazardous or Toxic Substances Stored On-Site

Material Type	Quantity (Gallons)	Location

2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal?

Yes ☒ No ☐ U/K ☐

If yes, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

J. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed onsite?

Yes ☐ No ☒ U/K ☐

2. Has there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns?

Yes ☐ No ☒ U/K ☐

3. Are you aware of elevated radon gas concentrations on-site?

Yes ☐ No ☒ U/K ☐

QUALIFICATIONS

Peter Biolchini

Director, Sr. Project Management, White Plains, NY

CBRE



T 914 740 1948
peter.biolchini@cbre.com

70 W Red Oak Lane
White Plains, NY 10604

Experience

Mr. Biolchini has more than 20 years' experience in the inspection, and assessment of real estate including commercial office retail, multi-family residential, and industrial facilities. Successfully remediated groundwater contamination plumes using in-situ chemical oxidation (ISCO) technologies. Managed Phase II Subsurface Investigation including soil and groundwater sampling and delineation of contamination. Performed over 400 Phase I Environmental Site Assessments throughout the US. Experience with Lead-Based Paint and Asbestos Surveys. Technical reviewer of Phase I Reports.

Mr. Biolchini has conducted and managed thousands of assessments for a wide range of local and national clients, including real estate owners, investors, and lending institutions in accordance with ASTM Standards, USEPA All Appropriate Inquiry rules, and other client specific scopes of work. He is a qualified environmental professional under ASTM E 1527-13.

Professional Affiliations / Accreditations

- AHERA/NYSDOL Asbestos Inspector

Education

- 24 Hour OSHA Hazardous Material Course
- RMD's LPA-1 XRF Radiation Training
- Neighborhood Cleaners Association (NCA) Dry Cleaning Course
- Rutgers University, School of Continuing Education
 - Remedial Action Decision Workshop
 - Technical and Regulatory Training in Underground Storage Tanks
- Pace University
 - M.B.A. Strategic Management
- SUNY College of Environmental Science and Forestry
 - B.S. Chemistry