



Geotechnical, Environmental Consulting & Materials Engineering

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

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

504 EAST TYLER STREET • TAMPA, FL 33602 • 813.221.0050 • FAX: 813.221.0051 • E-MAIL: nodarse@nodarse.com
JACKSONVILLE • ORMOND BEACH • MIAMI • TAMPA • WEST PALM BEACH • WINTER PARK



Geotechnical, Environmental Consulting & Materials Engineering

August 18, 2005

Project No. 04-05-0260-301

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

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

Dear Mr. Angelilli:

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

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

BUILD ON OUR EXPERIENCE

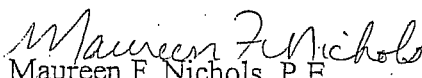
504 EAST TYLER STREET • TAMPA, FL 33602 • 813.221.0050 • FAX: 813.221.0051 • E-MAIL: nodarse@nodarse.com
JACKSONVILLE • ORMOND BEACH • MIAMI • TAMPA • WEST PALM BEACH • WINTER PARK

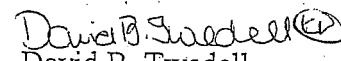
Bayfair Properties, LLC
Nodarse & Associates, Inc. Project No. 04-05-0260-301
Page ii

N&A appreciates the opportunity to provide this site assessment on this project. We look forward to working with you and your organization on future projects. Should you have any questions with regard to the information attached, please do not hesitate to contact us.

Sincerely,

NODARSE & ASSOCIATES, INC.


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


David B. Twedell
Environmental Services Director

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

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

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

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

AUGUST 18, 2005

TABLE OF CONTENTS

1.0	INTRODUCTION	
1.1	Purpose and Scope of Services	1
1.2	Research	1
1.3	Reconnaissance	2
1.4	Site Location and Description	2
2.0	PHASE I SITE ASSESSMENT ACTIVITIES	
2.1	Regulatory Research	3
2.2	Aerial Photograph Review	6
2.3	U.S.G.S. 7.5 Minute Topographic Map	7
2.4	Sanborn and R.L. Polk Directories	7
2.5	Chain of Title Review	7
2.6	On-site Reconnaissance	7
2.7	Off-site Reconnaissance	9
3.0	SUMMARY AND CONCLUSIONS	10
4.0	STANDARD LIMITATIONS.....	12

APPENDICES

Appendix A	Site Vicinity Map and Legal Description
Appendix B	Summary of Site Research
Appendix C	U.S.G.S. 7.5 Minute Topographic Map
Appendix D	Reconnaissance Photographs

1.0 INTRODUCTION

1.1 Purpose and Scope of Services

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

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

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

1.2 Research

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

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

1.3 Reconnaissance

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

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

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

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

1.4 Site Location and Description

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

2.0 PHASE I SITE ASSESSMENT ACTIVITIES

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

2.1 Regulatory Research

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

- a. National Priorities List (NPL) - The NPL is an inventory of facilities and/or locations with confirmed environmental contamination. These sites fall under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) and are often referred to as "Superfund" sites. The NPL is maintained by the Environmental Protection Agency (EPA) and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. **No NPL sites were listed within one (1) mile of the Subject Property.**
- b. Comprehensive Environmental Response, Compensation, and Liability Act Index (CERCLIS)- CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. CERCLIS sites are classified as FINAL (on the NPL list), NOT PROPOSED (not yet on the NPL list), or NFRAP (no further remedial action planned). **No CERCLIS sites are listed within one-half mile of the Subject Property.**
- c. Emergency Response Notification System List (ERNS) - The ERNS is a national computer database used to store information on releases of oil and hazardous substances. The ERNS list identifies those facilities and/or locations that have been reported to U.S. Environmental Protection Agency (EPA) under the ERNS because of the release of potentially hazardous material.

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

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

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

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

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

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

- h. Stationary Tank Inventory System List (STI) - The Florida Administrative Code requires the registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and, therefore, the potential for environmental problems. **There was one (1) facility registered as having active petroleum tanks located on-site within one-quarter mile of the Subject Property.** This included:

1. Verizon FL Providence RSA – 280 Morrison Road

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

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

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

2.2 Aerial Photograph Review

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

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

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

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

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

2.4 Sanborn and R.L. Polk Directories

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

2.5 Chain of Title Review

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

2.6 On-site Reconnaissance

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

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

2.6.1 Subject Property

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

2.6.2 Structures and Improvements

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

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

2.6.3 Potential Sources of Surface Contamination

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

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

2.6.4 Potential Sources of Airborne Contamination

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

2.6.5 Potential Sources of Waterborne Contamination

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

2.6.6 Interviews

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

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

2.7 Off-site Reconnaissance

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

2.7.1 Surrounding Properties

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

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

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

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

2.7.2 Potential Sources of Surface Contamination

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

2.7.3 Potential Sources of Airborne Contamination

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

2.7.4 Potential Sources of Waterborne Contamination

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

3.0 SUMMARY AND CONCLUSIONS

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

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

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

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

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

4.0 STANDARD LIMITATIONS

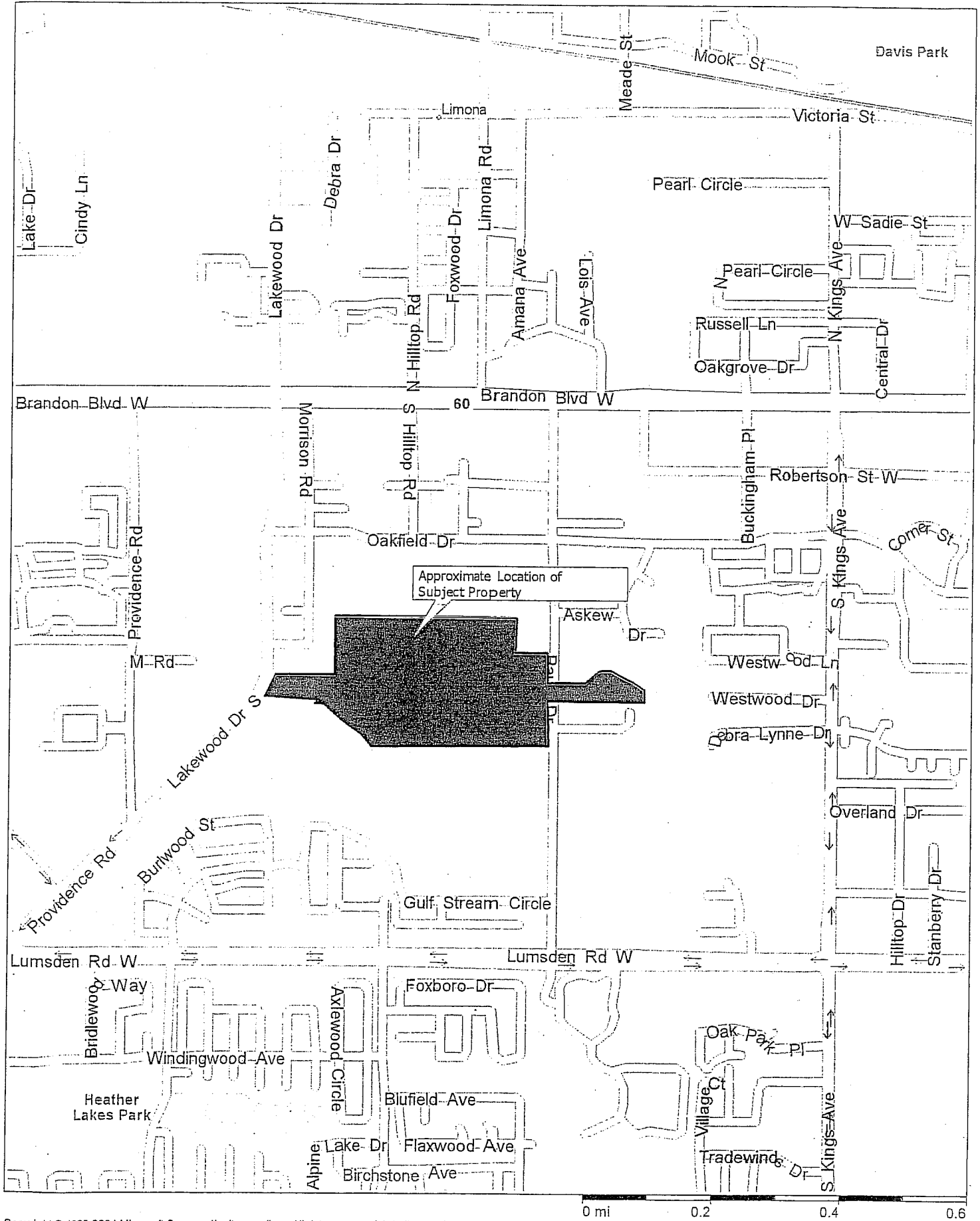
The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and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

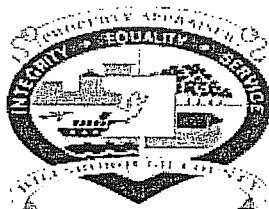
- Accuracy of Information: Certain information utilized by N&A in this report/assessment has been obtained, reviewed, and evaluated from various sources believed to be reliable. Although N&A's conclusions, opinions and recommendations are based, in part, on such information, N&A's services did not include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

APPENDICES

APPENDIX A
SITE VICINITY MAP
AND
LEGAL DESCRIPTION

SITE VICINITY MAP





ROB TURNER, CFA
Hillsborough County
Property Appraiser
Online Inquiry System

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

Internet Site

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

Folio: 071848-0000

Prior PIN:

Prior Folio: 000000-0000

PAUL GUAGLIARDO INC

**566 RIVIERA DR
TAMPA, FL 33606-3808**

Tax District: XA UNINCORPORATED
DOR Code: 6000 PASTURE LAND 1
Plat Book/Page: /

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

Value Summary

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

Sales History

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

Land Lines

[illegible]

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

Legal Lines

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

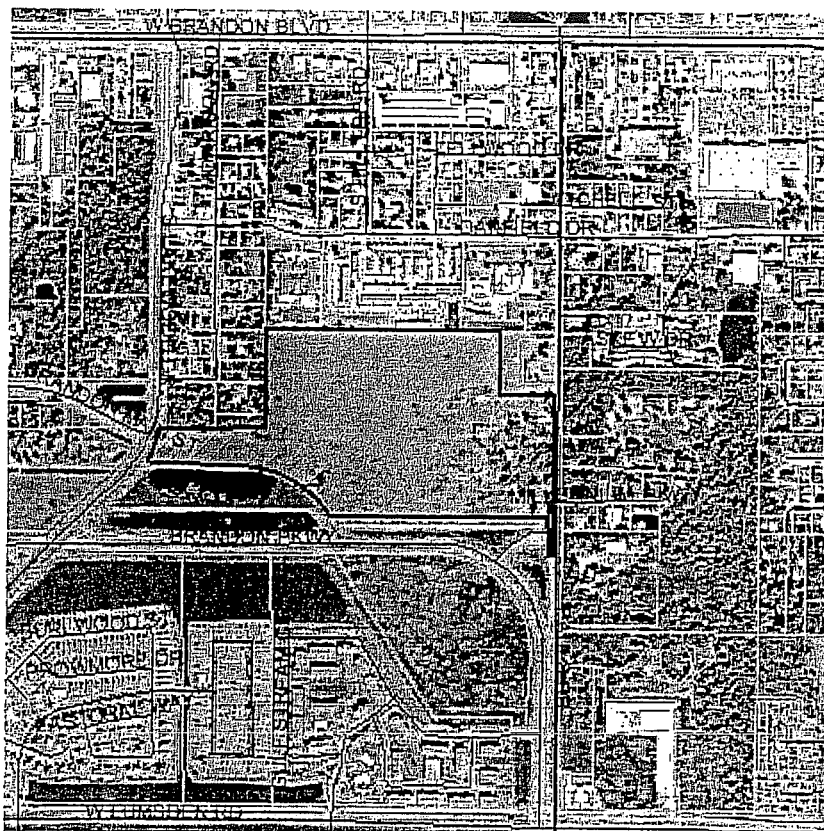
Trim Information (2004)

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

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

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

Hillsborough County Property Appraiser Parcel Query System



FOLIO: 0718480000
PIN NUMBER: U-28-29-20-ZZZ-000002-68150.0
OWNER 1: PAUL GUAGLIARDO INC
ADDRESS: 0
UNINCORPORATED
LEGAL DESC: 659.57 FT TO NW COR OF SE
1/4 AND POB LESS RW
DOR CODE: 6000

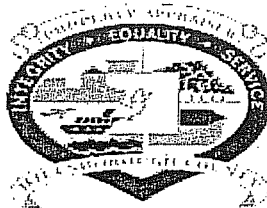
VALUE SUMMARY:
BUILDING
VALUE: \$0
EXTRA
FEATURE
VALUE: \$0
LAND VALUE
(MARKET): \$1,330,880
LAND VALUE
(AGRI.): \$130,496
JUST
(MARKET)
VALUE: \$1,330,880
ASSESSED
VALUE (A10): \$130,496
EXEMPT
VALUE: \$0
TAXABLE
VALUE: \$130,496

FOLIO: 0718480000 PIN: U-28-29-20-ZZZ-000002-68150.0 .ACREAGE: 54.59

Map created on 7/13/2005 2:06:45 PM.

Copyright 2002. Hillsborough County Property Appraiser.

0 536 ft



Internet Site

ROB TURNER, CFA
Hillsborough County
Property Appraiser
Online Inquiry System

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

C
S
E
F

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

Folio: 071589-0100

Prior PIN:

Prior Folio: 071509-0000

TAHO PROPERTY LTD

Tax District: XA UNINCORPORATED
DOR Code: 0099 VAC UNPLAT <5AC
Plat Book/Page: /

C/O ANN M BRENNAN
PO BOX 470865
KISSIMMEE, FL 34747-0865

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

Value Summary

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

Sales History

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

Land Lines

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

Legal Lines

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

Trim Information (2005)

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

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

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

Hillsborough County Property Appraiser
Parcel Query System

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

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

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

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

0 268 ft

Copyright 2002. Hillsborough County Property Appraiser.

West line - S.W. 1/4 - Sec. 27-28

DESCRIPTION: (PARCEL - 1, FIVE ACRE TRACT)

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

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

2000

2

S.C.I.R. - Set Capped Iron Rod
LB 4417
(F-C) - Field Calculated

F.C.I.R. - Found Capped Iron Rod
F.C.R. - Found Concrete Monument
(Base) - Description

F.I.R. - Found Iron Rod
F.I.P. - Found Iron Pipe
(In) - Description

(F) - Field Measurement
(P) - Plot

N.M. - Northwest
S.M. - Southwest

APPENDIX B
SUMMARY OF SITE RESEARCH

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

TARGET PROPERTY:

PAULS DR

BRANDON FL 33511

Job Number: 04050260

PREPARED FOR:

Nodarse & Associates, Inc.

504 E. Tyler Street

Tampa, Florida 33602

07-14-05



Tel: (407) 265-8900

Fax: (407) 265-8904

Environmental FirstSearch Search Summary Report

Target Site: PAULS DR
BRANDON FL 33511

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-17-05	1.00	0	0	0	0	0	0	0
CERCLIS	Y	04-14-05	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	02-14-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-14-05	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-14-05	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-04	0.25	0	0	0	-	-	4	4
State Sites	Y	03-10-05	1.00	0	0	0	0	0	0	0
SWL	Y	02-14-05	0.50	0	0	0	0	-	0	0
Other	Y	05-04-05	0.25	0	0	0	-	-	1	1
REG UST/AST	Y	03-15-05	0.25	0	0	1	-	-	4	5
Leaking UST	Y	03-15-05	0.50	0	0	0	8	-	1	9
-- TOTALS --				0	0	1	8	0	10	19

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch
Site Information Report*

Request Date: 07-14-05
Requestor Name: maureen nichols
Standard: ASTM

Search Type: AREA
Job Number: 04050260

TARGET ADDRESS: PAULS DR
BRANDON FL 33511

Demographics

Sites: 19	Non-Geocoded: 10	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-82.305793	-82:18:21	Easting:	371518.995
Latitude:	27.929545	27:55:46	Northing:	3089912.2
			Zone:	17

Comment

Comment: BRANDON, HILLSBOROUGH COUNTY, FL

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
33510	BRANDON	FL	0.45 NW	Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	Yes	07-14-05

Environmental FirstSearch

Sites Summary Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

TOTAL: 19 **GEOCODED:** 9 **NON GEOCODED:** 10 **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	1	UST	VERIZON FL PROVIDENCE RSU 299805260/OPEN	280 MORRISON RD BRANDON FL 33511	0.20 NW	8
2	2	LUST	7-ELEVEN FOOD STORE #23770 298508890/OPEN	1020 S KINGS AVE BRANDON FL 33511	0.46 SE	5
3	3	LUST	AMOCO #239-BRANDON 298508989/CLOSED	1708 W BRANDON BLVD BRANDON FL 33511	0.46 NW	1
4	4	LUST	FIRESTONE #1923-018015 298733902/CLOSED	BRANDON & HILLTOP BRANDON FL 33511	0.44 N-	2
6	5	LUST	JOY FOODS #642 298508937/OPEN	1545 W BRANDON BLVD BRANDON FL 33511	0.43 NW	6
7	6	LUST	KMART #4311 298627212/OPEN	1602 W BRANDON BLVD BRANDON FL 33511	0.49 N-	9
8	7	LUST	MOBIL #02-CN2 298508914/OPEN	1640 W BRANDON BLVD BRANDON FL 33511	0.47 NW	4
10	8	LUST	PONDEROSA STEAK HOUSE 298732413/CLOSED	1449 W BRANDON BLVD BRANDON FL 33511	0.44 N-	7
11	9	LUST	SPRINT #543 299102332/CLOSED	617 PROVIDENCE RD BRANDON FL 33511	0.44 SW	3

Environmental FirstSearch

Sites Summary Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

TOTAL: 19 **GEOCODED:** 9 **NON GEOCODED:** 10 **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
N/A	10	ERNS	NORTH EXIT RAMP FROM I-75 TO BLOOM NRC-725494/MOBILE	BRANDON FL	NON GC	
N/A	11	ERNS	NRC-722371/PIPELINE	867 BLOOMINGDALE AVE,W BRANDON FL	NON GC	
N/A	12	ERNS	63355/UNKNOWN	BRANDON VIEW ST BRANDON FL 33511	NON GC	
N/A	13	ERNS	19428/UNKNOWN	INTERSECTION OF ST RD #60 A BRANDON FL 33511	NON GC	
N/A	14	OTHER	33511/CATTLE VATS	BRANDON FL 33511	NON GC	
N/A	15	UST	BRIGHT HOUSE NETWORKS LLC 299806817/OPEN	607 S PAULS DRIVE BRANDON FL 33511	NON GC	
N/A	16	UST	HILLSBOROUGH CNTY - FIRE DEPT #37 299806241/OPEN	5602 PROVIDENCE RD BRANDON FL 33511	NON GC	
N/A	17	UST	MECHANICAL & CHEMICAL EQUIP. CO.,I 298839205/CLOSED	UNKNOWN BRANDON FL 33511	NON GC	
N/A	18	UST	PULTE HOMES/OAKDALE SUBDIVISION 299400284/CLOSED	BELL SHOALS RD SOUTH BRANDON FL 33511	NON GC	
N/A	19	LUST	PULTE HOMES/OAKDALE SUBDIVISION 299400284/CLOSED	BELL SHOALS RD SOUTH BRANDON FL 33511	NON GC	

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 1 DIST/DIR: 0.20 NW MAP ID: 8

NAME: VERIZON FL PROVIDENCE RSU
ADDRESS: 280 MORRISON RD
BRANDON FL 33511
HILLSBOROUGH
CONTACT: JAMES D MCELMAN

REV: 3/15/05
ID1: 299805260
ID2: 9805260
STATUS: OPEN
PHONE: (813) 978-6965

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1
FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID: 1 STATUS: OPEN
TVI: TANK DEP CO: N
INSTALLED: 01-SEP-2002 STAT DATE: 01-SEP-2002

TK STAT: U - IN SERVICE
CAPACITY(GAL): 1000
CONTENT: G - EMERG GENERATOR DIESEL
PLACE: ABOVEGROUND
TYPE: C - FUEL USER/NON-RETAIL

1 C - STEEL
1 M - SPILL CONTAINMENT BUCKET
1 N - FLOW SHUT-OFF
1 O - TIGHT FILL
1 P - LEVEL GAUGES/ALARMS
1 R - DOUBLE WALL - TANK JACKET

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
1	A - ABV, NO SOIL CONTACT
1	B - STEEL/GALVANIZED METAL
1	D - EXTERNAL PROTECTIVE COATING
1	I - SUCTION PIPING SYSTEM

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
1	1 - CONTINUOUS ELECTRONIC SENSING
1	F - MONITOR DBL WALL TANK SPACE
1	Q - VISUAL INSPECTION OF ASTS

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 2 DIST/DIR: 0.46 SE MAP ID: 5

NAME: 7-ELEVEN FOOD STORE #23770
ADDRESS: 1020 S KINGS AVE
BRANDON FL 33511
HILLSBOROUGH

REV: 3/15/05
ID1: 298508890
ID2: 8508890
STATUS: OPEN
PHONE: (813) 689-1422

CONTACT:

SITE INFORMATION

OPERATOR:

NAME UPDATED:

ADDR UPDATED:

BAD ADDR INDICATOR: N

CLEAN UP STATUS: RA - RA ONGOING

CLEANUP STATUS DATE: 07-05-2001

RANK: 78

RP ID: 20385

RP ROLE: ACCOUNT OWNER

RP BEGIN: 05-20-1994

NAME: 7-ELEVEN INC
1300 LEE RD ATTN: WILLO SMITH
ORLANDO FL 32810

PHONE: (407) 532-2039

DISCHARGE INFORMATION

DISCHARGE DATE: 2/3/1987

POLLUTANT: B - UNLEADED GAS

COMBINED:

SCORE: 97

SCORE DATE: 11-04-1997

GAL DISCHARGED:

DRINK WELLS AFFECTED: 0

MONITORING WELLS: Y

SOIL AFFECTED: N

S WATER AFFECTED: N

G WATER AFFECTED: Y

CLEANUP ELIG: E - ELIGIBLE

CLEANUP REQUIRED: R - CLEANUP REQUIRED

WORK STATUS: ACTIVE

INFO SOURCE: E - EDI

OTHER SOURCE:

SITE MANAGER: GARCIA_N

MANAGER END DATE:

TANK OFFICE: PCLP29 - HILLSBOROUGH COUNTY

UST INFORMATION

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 3 DIST/DIR: 0.46 NW MAP ID: 1

NAME: AMOCO #239-BRANDON
ADDRESS: 1708 W BRANDON BLVD
BRANDON FL 33511
HILLSBOROUGH

REV: 3/15/05
ID1: 298508989
ID2: 8508989
STATUS: CLOSED
PHONE: (813) 681-4279

CONTACT:

SITE INFORMATION

OPERATOR: RICH HERWEH
NAME UPDATED: 11-06-2001
ADDR UPDATED:
BAD ADDR INDICATOR: N

CLEAN UP STATUS: RA - RA ONGOING
CLEANUP STATUS DATE: 11-28-2001
RANK: 3036

RP ID: 922
RP ROLE: ACCOUNT OWNER
RP BEGIN: 11-06-2001
NAME: AUTOMATED PETROLEUM & ENERGY CO INC
PO BOX 1110
BRANDON FL 33609 1110

PHONE: (813) 681-4279

DISCHARGE INFORMATION

DISCHARGE DATE: 3/26/1985
POLLUTANT: A - LEADED GAS
COMBINED:
SCORE: 54
SCORE DATE: 11-04-1997
GAL DISCHARGED:
DRINK WELLS AFFECTED: 0
MONITORING WELLS: Y
SOIL AFFECTED: N
S WATER AFFECTED: N
G WATER AFFECTED: Y
CLEANUP ELIG: E - ELIGIBLE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: AYER_TO
MANAGER END DATE:
TANK OFFICE: PCLP29 - HILLSBOROUGH COUNTY

UST INFORMATION

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 4 **DIST/DIR:** 0.44 N- **MAP ID:** 2

NAME: FIRESTONE #1923-018015	REV: 3/15/05
ADDRESS: BRANDON & HILLTOP	ID1: 298733902
BRANDON FL 33511	ID2: 8733902
HILLSBOROUGH	STATUS: CLOSED
CONTACT:	PHONE:

SITE INFORMATION

OPERATOR:	FIRESTONE
NAME UPDATED:	
ADDR UPDATED:	
BAD ADDR INDICATOR:	N
CLEAN UP STATUS:	INEL - INELIGIBLE FOR CLEANUP ASSISTANCE
CLEANUP STATUS DATE:	10-09-2000
RANK:	
CLEAN UP STATUS:	NREQ - CLEANUP NOT REQUIRED
CLEANUP STATUS DATE:	05-29-2001
RANK:	
RF ID:	7081
RP ROLE:	ACCOUNT OWNER
RP BEGIN:	07-30-1987
NAME:	BRIDGESTONE FIRESTONE INC
	2550 W GOLF RD
	ROLLING MEADOWS IL 60008
PHONE:	(847) 981-2403

DISCHARGE INFORMATION

CLEANUP REQUIRED:	-
WORK STATUS:	INACTIVE
INFO SOURCE:	D - DISCHARGE NOTIFICATION
OTHER SOURCE:	
SITE MANAGER:	MCKELVEY_M
MANAGER END DATE:	03-11-1999
TANK OFFICE:	PCLP29 - HILLSBOROUGH COUNTY
DISCHARGE DATE:	12/22/1988
POLLUTANT:	-
COMBINED:	
SCORE:	
SCORE DATE:	
GAL DISCHARGED:	
DRINK WELLS AFFECTED:	
MONITORING WELLS:	
SOIL AFFECTED:	
S WATER AFFECTED:	
G WATER AFFECTED:	
CLEANUP ELIG:	I - INELIGIBLE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
 BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 4	DIST/DIR: 0.44 N-	MAP ID: 2
---------------------	--------------------------	------------------

NAME: FIRESTONE #1923-018015
ADDRESS: BRANDON & HILLTOP
 BRANDON FL 33511
 HILLSBOROUGH

REV: 3/15/05
ID1: 298733902
ID2: 8733902
STATUS: CLOSED
PHONE:

CONTACT:

CLEANUP REQUIRED:	N - NO CLEANUP REQUIRED
WORK STATUS:	COMPLETED
INFO SOURCE:	E - EDI
OTHER SOURCE:	
SITE MANAGER:	MCKELVEY_M
MANAGER END DATE:	03-11-1999
TANK OFFICE:	PCLP29 - HILLSBOROUGH COUNTY

UST INFORMATION

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 5	DIST/DIR: 0.43 NW	MAP ID: 6
-----------------	----------------------	--------------

NAME: JOY FOODS #642
ADDRESS: 1545 W BRANDON BLVD
 BRANDON FL 33511

REV: 3/15/05
ID1: 298508937
ID2: 8508937
STATUS: OPEN
PHONE: (813) 685-0174

CONTACT:

SITE INFORMATION

OPERATOR:	SHERRY CLOVERSETTLE
NAME UPDATED:	
ADDR UPDATED:	
BAD ADDR INDICATOR:	N
CLEAN UP STATUS:	ENTD - ELIGIBLE - NO TASK LEVEL DATA
CLEANUP STATUS DATE:	10-09-2000
RANK:	6608
RP ID:	11579
RP ROLE:	ACCOUNT OWNER
RP BEGIN:	05-27-1993
NAME:	JOY FOOD STORES INC 205 S HOOVER ST #400 TAMPA FL 33609
PHONE:	(813) 286-2323

DISCHARGE INFORMATION

DISCHARGE DATE:	12/30/1988
POLLUTANT:	Z - OTHER NON REGULATED
COMBINED:	
SCORE:	26
SCORE DATE:	04-22-2003
GAL DISCHARGED:	
DRINK WELLS AFFECTED:	
MONITORING WELLS:	
SOIL AFFECTED:	
S WATER AFFECTED:	
G WATER AFFECTED:	
CLEANUP ELIG:	E - ELIGIBLE
CLEANUP REQUIRED:	R - CLEANUP REQUIRED
WORK STATUS:	INACTIVE
INFO SOURCE:	E - EDI
OTHER SOURCE:	
SITE MANAGER:	MCKELVEY_M
MANAGER END DATE:	03-11-1999
TANK OFFICE:	PCLP29 - HILLSBOROUGH COUNTY

UST INFORMATION

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 6

DIST/DIR: 0.49 N-

MAP ID: 9

NAME: KMART #4311
ADDRESS: 1602 W BRANDON BLVD
BRANDON FL 33511
HILLSBOROUGH
CONTACT:

REV: 3/15/05
ID1: 298627212
ID2: 8627212
STATUS: OPEN
PHONE: (813) 685-2994

CLEAN UP STATUS: NFA - NFA COMPLETE
CLEANUP STATUS DATE: 09-27-2002
RANK:

DISCHARGE INFORMATION

DISCHARGE DATE: 12/5/1988
POLLUTANT: Z - OTHER NON REGULATED
COMBINED:
SCORE: 95
SCORE DATE: 11-04-1997
GAL DISCHARGED:
DRINK WELLS AFFECTED: 0
MONITORING WELLS: N
SOIL AFFECTED: Y
S WATER AFFECTED: N
G WATER AFFECTED: N
CLEANUP ELIG: E - ELIGIBLE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: MCKELVEY_M
MANAGER END DATE: 09-27-2002
TANK OFFICE: PCLP29 - HILLSBOROUGH COUNTY

UST INFORMATION

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 7 DIST/DIR: 0.47 NW MAP ID: 4

NAME: MOBIL #02-CN2
ADDRESS: 1640 W BRANDON BLVD
BRANDON FL 33511
HILLSBOROUGH
CONTACT:

REV: 3/15/05
ID1: 298508914
ID2: 8508914
STATUS: OPEN
PHONE: (813) 651-1482

SITE INFORMATION

OPERATOR: STORE MANAGER
NAME UPDATED:
ADDR UPDATED: 07-14-1998
BAD ADDR INDICATOR: N

CLEAN UP STATUS: RA - RA ONGOING
CLEANUP STATUS DATE: 02-07-2002
RANK: 328

CLEAN UP STATUS: RA - RA ONGOING
CLEANUP STATUS DATE: 10-07-2004
RANK: 328

RP ID: 14745
RP ROLE: ACCOUNT OWNER
RP BEGIN: 05-20-1994
NAME: EXXONMOBIL OIL CORP %VEEDER-ROOT
12265 W BAYAUD AVE #300 ATTN: VEEDER-ROOT CMS
LAKEWOOD
PHONE: (703) 846-3000

DISCHARGE INFORMATION

DISCHARGE DATE: 11/14/1990
POLLUTANT: P - GENERIC GASOLINE
COMBINED: 12-27-1988
SCORE: 82
SCORE DATE: 11-04-1997
GAL DISCHARGED:
DRINK WELLS AFFECTED:
MONITORING WELLS:
SOIL AFFECTED:
S WATER AFFECTED:
G WATER AFFECTED:
CLEANUP ELIG: I - INELIGIBLE

DISCHARGE DATE: 11/14/1990
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED: 12-27-1988
SCORE: 82
SCORE DATE: 11-04-1997
GAL DISCHARGED:
DRINK WELLS AFFECTED:
MONITORING WELLS:

- Continued on next page -

Environmental FirstSearch Federal Database Sources

CERCLIS: The EPA's Comprehensive Environmental Response Compensation and Liability Information System database. Updated quarterly

CERCLIS NFRAP: The EPA's Comprehensive Environmental Response Compensation and Liability Information System archived sites. Updated quarterly

ERNS: The EPA's Emergency Response Notification System. Updated quarterly

FED OTHER: The EPA's Section Seven Tracking System. Updated Quarterly

FINDS: The EPA's Facility Index System. Updated as new data becomes available

HMIRS: The EPA's hazardous Materials Incident Response System
Updated quarterly

NCDB: The EPA's National Compliance Database. Updated quarterly

NPDES: The EPA's National Pollution Discharge Elimination System
Updated quarterly

NPL: The EPA's list of confirmed or proposed Superfund Sites
Updated quarterly

NRDB: The National Technical Information Service's National Radon Database
Updated as new data becomes available

NUCLEAR: The Nuclear Regulatory Commission's list of permitted nuclear facilities. Updated periodically

PADS: The EPA's PCB handlers database. Updated quarterly

RCRA COR: The EPA's Resource Conservation and Recovery Information System's Corrective Action Sites. Updated quarterly

RCRA GEN: The EPA's Resource Conservation and Recovery Information System's Generators and Transporters. Updated quarterly

RCRA NLR: FirstSearch's proprietary database of Resource Conservation and Recovery Information System's that the EPA cannot categorize.
Updated quarterly

RCRA TSD: The EPA's Resource Conservation and Recovery Information System's Treatment, Storage, and Disposal facilities. Updated quarterly

RECEPTORS: The 2002 Census listing of schools and hospitals
Updated as new data becomes available

RELEASES: The EPA's ERNS air and surface water releases. Updated quarterly

TRIS: The EPA's Toxic Release Inventory System. Updated quarterly

Environmental FirstSearch
Florida Database Sources

BROWNFIELDS (BF)

The Florida Department of Environmental Protection's Voluntary Cleanup Sites

Updated quarterly

LEAKING UNDERGROUND STORAGE TANKS (LUST)

The Florida DEP Tank Facility Discharge Information

Updated quarterly

OTHER (OT)

The Florida DEP Dry Cleaning Facilities/Priority Ranking List and Cattle Dipping Vats. The Florida Geographic Data Library sink Holes of Florida

Updated Quarterly

PERMITS (PE)

Broward County and Dade County DERM enforcement cases, industrial waste, storage tanks, fuel spill cases and hazardous waste permits

Updated quarterly

RELEASES (RL)

Not available

90 SPILLS (SP)

The Florida DEP Contamination and Cleanup Reports

Updated quarterly

80 SPILLS (80)

The Florida DEP Contamination and Cleanup Reports

Updated quarterly

STATE SITES (ST)

The Florida DEP Florida Sites lists of Superfund Hazardous Waste Sites and State Funded Action Sites.

Updated quarterly.

SOLID WASTE LANDFILLS (SWL)

The Florida DEP Solid Waste Facilities List

Updated annually

UNDERGROUND STORAGE TANKS (UST)

The Florida DEP Storage Tank and Petroleum Contamination/Cleanup Monitoring

Updated quarterly

GIS Sources

AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)

Not available

AQUIFERS (AQ)

Not available

STATE WELLS (PWS)

The Florida DEP Potable Water System Wells

Updated annually

Environmental FirstSearch Florida Database Descriptions

Three Florida Department of Environmental Protection databases are included under the Florida Sites list heading.

They include...

1. Florida Sites List - identifies facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination. This database has not been updated since 1989
2. Superfund Hazardous Waste Sites - This database correlates to the NPL database and includes active, delisted, and Federal sites. Based on information provided by U.S. Environmental Protection Agency.
3. State Funded Action Sites - This database includes sites prioritized by the State of Florida for clean-up by the state or by potentially responsible parties.

The List Status field includes SS, SFAS and SHAS. SS means site is on the Original State Sites. SFAS means site is on the State Funded Action Sites list. SHAS means site is on the State Hazardous Waste Sites list.

SOLID WASTE FACILITIES (SWF)

The Solid Waste Facilities List is concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination but rather the potential.

LEAKING UNDERGROUND STORAGE TANKS (LUST)

The LUST database is concerned with petroleum storage tank systems and includes facilities and/or locations that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

Non-ASTM Database Descriptions (continued):

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States from the United States Geographical Survey (USGS).. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. National Resources Conservation Services Soil Survey Geographic (SSURGO) database, and the USGS Digital Data Series bedrock data.

Updated annually

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Federal Wells: The United State Geographic Survey (USGS) Groundwater Inventory Sites

Updated annually

Environmental FirstSearch
Federal Database Descriptions

Non-ASTM Databases:

HMIRS: *Hazardous Materials Incident Response System*. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: *National Compliance Database*. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: *National Pollution Discharge Elimination System*. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: *National Radon Database*. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: *PCB Activity Database System*

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

ASTM Database Descriptions (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large, Small, and Very Small Quantity Generators.* The EPA's database of RCRIS sites that create hazardous waste or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* FirstSearch's proprietary database of Resource Conservation and Recovery Information System's that the EPA cannot categorize.

All RCRA databases are Updated quarterly

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

OTHER SITE

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS:

FL 33511

HILLSBOROUGH

CONTACT:

REV:

ID1:

33511

ID2:

STATUS:

CATTLE VATS

PHONE:

CATTLE DIPPING VATS

Albritton J.W. 1934

116th Artillery Field 1934

Bryan M.W. 1934

Barber M.L. 1934

Bryan G.W. 1934

Abbattoir 1934

Ballast Point 1934

Chastine 1934

Blount s Dairy 1934

Bartoletti Joe 1934

Bryan Willie 1934

Anderson s Dairy 1934

Bull Frog 1934

Archie Hammock 1934

Brachton 1934

Black T.B. 1934

Archer O.O. 1934

Cat Pond 1934

Alderman J.S. 1934

Douglas 1934

Joyner Dairy 1934

Nick s Dairy 1934

Hendry Earl 1934

Keysville 1934

Dennison A.S. 1934

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

OTHER SITE

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS:

FL 33511

HILLSBOROUGH

CONTACT:

REV:

ID1:

33511

ID2:

STATUS:

CATTLE VATS

PHONE:

Doerman H.G. 1934

Dupree 1934

Holstein Dairy 1934

Moorefield Dairy 1934

Mora Dairy 1934

Hopewell 1934 also found in 1916 report

Colding John 1934

Lightsey 1934

Jackson Bernie 1934

Kinard 1934

Miley Will 1934

Dover 1934

Pierce 1934

Port Tampa 1934

Mobley 1934

Harris Claud 1934

Hutto s Dairy 1934

Crum Butcher Pens 1934

Lambert Martin 1934

Hawkins S.M. 1934

Keystone Lake 1934

Cone W.M. 1934

Dormany Dairy 1934

Galfieri 1934

Mango 1934

Picnic 1934

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

OTHER SITE

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS:

FL 33511

HILLSBOROUGH

CONTACT:

REV:

ID1: 33511

ID2:

STATUS: CATTLE VATS

PHONE:

Citrus Park Dairy 1934

Gardenville 1934

Cowhouse 1934

Plant City 1934

Palmetto Beach 1934

Jackson B.P. 1934

Fletcher W.T. 1934

Houston J.J. 1934

O K Dairy 1934

Heirs 1934

Cone J.L. 1934

Crumm D. L. 1916

Old Willow Pond 1934

Jackson J.B. 1934

Jackson E.W. Dairy 1934

Massaro V.G. 1934

Lincoln 1934

Florida Dairy 1934

Convict Camp 1934

Zambito Bros. 1934

South Florida Stock Farm 1934

Second Avenue 1934

Watkins 1934

Tatum 1934

Ruskin 1934

Tampa Dairy 1934

Race Track Dairy 1934

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

OTHER SITE

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS:

FL 33511

HILLSBOROUGH

CONTACT:

REV:

ID1:

33511

ID2:

STATUS:

CATTLE VATS

PHONE:

West Side Dairy 1934

White Dairy 1934

Ray s Dairy 1934

Valrico Dairy 1934

Ryals Jeff 1934

Weeks Frank 1934

Uceta 1934

White Rose Dairy 1934

Youmans 1934

Two Brothers 1934

Speilman Dairy 1934

Saffold Sam 1934

Wilbanks J.D. 1934

Robles S.L. 1934

Taylor P.J. 1934

Stanlin J.F. 1934

Wimauma 1934

Rhodin Bros. Dairy 1934

Star Dairy 1934

Vat No. 34 1934

Whitehurst Dairy 1934

Strickland Alice 1934

Sosa 1934

Sweat Dock 1934

Stolvey F.W. 1934

Springhead 1934

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

OTHER SITE

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME:

ADDRESS:

FL 33511
HILLSBOROUGH

REV:

ID1: 33511

ID2:

STATUS: CATTLE VATS

CONTACT:

PHONE:

Willow 1934

Sumner J.F. 1934

Sweet Water Stock Farm 1934

Stricker Dairy 1934

Sun City 1934

Zambito I. 1934

Skipper 1934

Wilder I. Hop 1916

Redbrook John I. 1934

Wilson Joe 1934

Environmental FirstSearch
Federal Database Descriptions

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System*. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites*. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System*. The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System*. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List*. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System*. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities*. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 8 DIST/DIR: 0.44 N- MAP ID: 7

NAME: PONDEROSA STEAK HOUSE
ADDRESS: 1449 W BRANDON BLVD
BRANDON FL 33511

REV: 3/15/05
ID1: 298732413
ID2: 8732413
STATUS: CLOSED
PHONE: (813) 685-0101

CONTACT:

SITE INFORMATION

OPERATOR: PONDEROSA STEAK HOUSE
NAME UPDATED:
ADDR UPDATED:
BAD ADDR INDICATOR: N

CLEAN UP STATUS: SA - SA ONGOING
CLEANUP STATUS DATE: 11-29-2001
RANK: 4697

RP ID: 17255
RP ROLE: ACCOUNT OWNER
RP BEGIN: 11-01-1983
NAME: PONDEROSA STEAK HOUSE
1449 W BRANDON BLVD
BRANDON FL 33511 4803

PHONE: (813) 685-0101

DISCHARGE INFORMATION

DISCHARGE DATE: 3/4/1997
POLLUTANT: P - GENERIC GASOLINE
COMBINED:
SCORE: 31
SCORE DATE: 11-29-2001
GAL DISCHARGED:
DRINK WELLS AFFECTED: 0
MONITORING WELLS: N
SOIL AFFECTED: Y
S WATER AFFECTED: N
G WATER AFFECTED: Y
CLEANUP ELIG: I - INELIGIBLE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: HEINTZ_C
MANAGER END DATE:
TANK OFFICE: PCLP29 - HILLSBOROUGH COUNTY

UST INFORMATION

Environmental FirstSearch
Site Detail Report

TARGET SITE: PAULS DR
BRANDON FL 33511

JOB: 04050260
BRANDON, HILLSBOROUGH COUNTY, FL

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 9 DIST/DIR: 0.44 SW MAP ID: 3

NAME: SPRINT #543
ADDRESS: 617 PROVIDENCE RD
BRANDON FL 33511
29

REV: 3/15/05
ID1: 299102332
ID2: 9102332
STATUS: CLOSED
PHONE: (904) 464-7200

CONTACT:

CLEAN UP STATUS: NREQ - CLEANUP NOT REQUIRED
CLEANUP STATUS DATE: 03-08-2004
RANK:

DISCHARGE INFORMATION

DISCHARGE DATE: 8/10/2001
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 6
SCORE DATE: 05-13-2002
GAL DISCHARGED:
DRINK WELLS AFFECTED:
MONITORING WELLS:
SOIL AFFECTED: Y
S WATER AFFECTED: N
G WATER AFFECTED: Y
CLEANUP ELIG: I - INELIGIBLE

DISCHARGE DATE: 8/10/2001
POLLUTANT: D - VEHICULAR DIESEL
COMBINED:
SCORE: 6
SCORE DATE: 05-13-2002
GAL DISCHARGED:
DRINK WELLS AFFECTED:
MONITORING WELLS:
SOIL AFFECTED: Y
S WATER AFFECTED: N
G WATER AFFECTED: Y
CLEANUP ELIG: I - INELIGIBLE

CLEANUP REQUIRED: N - NO CLEANUP REQUIRED
WORK STATUS: COMPLETED
INFO SOURCE: C - CLOSURE REPORT
OTHER SOURCE:
SITE MANAGER: HEINTZ_C
MANAGER END DATE: 03-05-2004
TANK OFFICE: PCLP29 - HILLSBOROUGH COUNTY

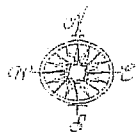
UST INFORMATION

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: PAULS DR
 BRANDON FL 33511

JOB: 04050260
 BRANDON, HILLSBOROUGH COUNTY, FL

Street Name	Dist/Dir	Street Name	Dist/Dir
Askew Dr	0.06 NE		
Bonifay Dr	0.23 N-		
Brentshire Dr	0.20 N-		
Burlwood St	0.17 SW		
Champagne Ln	0.23 NE		
Dave Tuttle Dr	0.09 NE		
Debra Lynne Dr	0.14 SE		
Fairlane Pl	0.10 NW		
Frankford Dr	0.24 SW		
Graham Dr	0.09 NE		
Heather Lakes Blvd	0.21 SW		
Kensington Lake Cir	0.20 SW		
M Rd	0.09 NW		
Morrison Rd	0.04 NW		
Narwood Ln	0.04 NW		
Oakfield Dr	0.18 N-		
Pastoral Way	0.25 SW		
Pauls Dr	0.00 --		
Providence Rd	0.15 NW		
Prowmore Dr	0.22 SW		
Royalty Run Pl	0.23 NE		
S Hilltop Rd	0.24 N-		
S Lakewood Dr	0.02 NW		
SOUTH Hilltop Rd	0.24 N-		
SOUTH Lakewood Dr	0.02 NW		
Westwood Cir	0.20 NE		
Westwood Dr	0.16 NE		
Westwood Ln	0.20 NE		









Environmental FirstSearch
1 Mile Radius from Area
ASTM Map: NPL, RCRACOR, STATE Sites

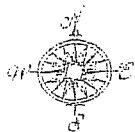


PAULS DR, BRANDON FL 33511



Source: 2001 U.S. Census TIGER Files

- Area Polygon 
- Identified Site, Multiple Sites, Receptor   
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 
- Black Rings Represent 1/4 Mile Radii: Red Ring Represents 500 ft. Radius



Environmental FirstSearch
.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



PAULS DR, BRANDON FL 33511



Source: 2001 U.S. Census TIGER Files

Area Polygon

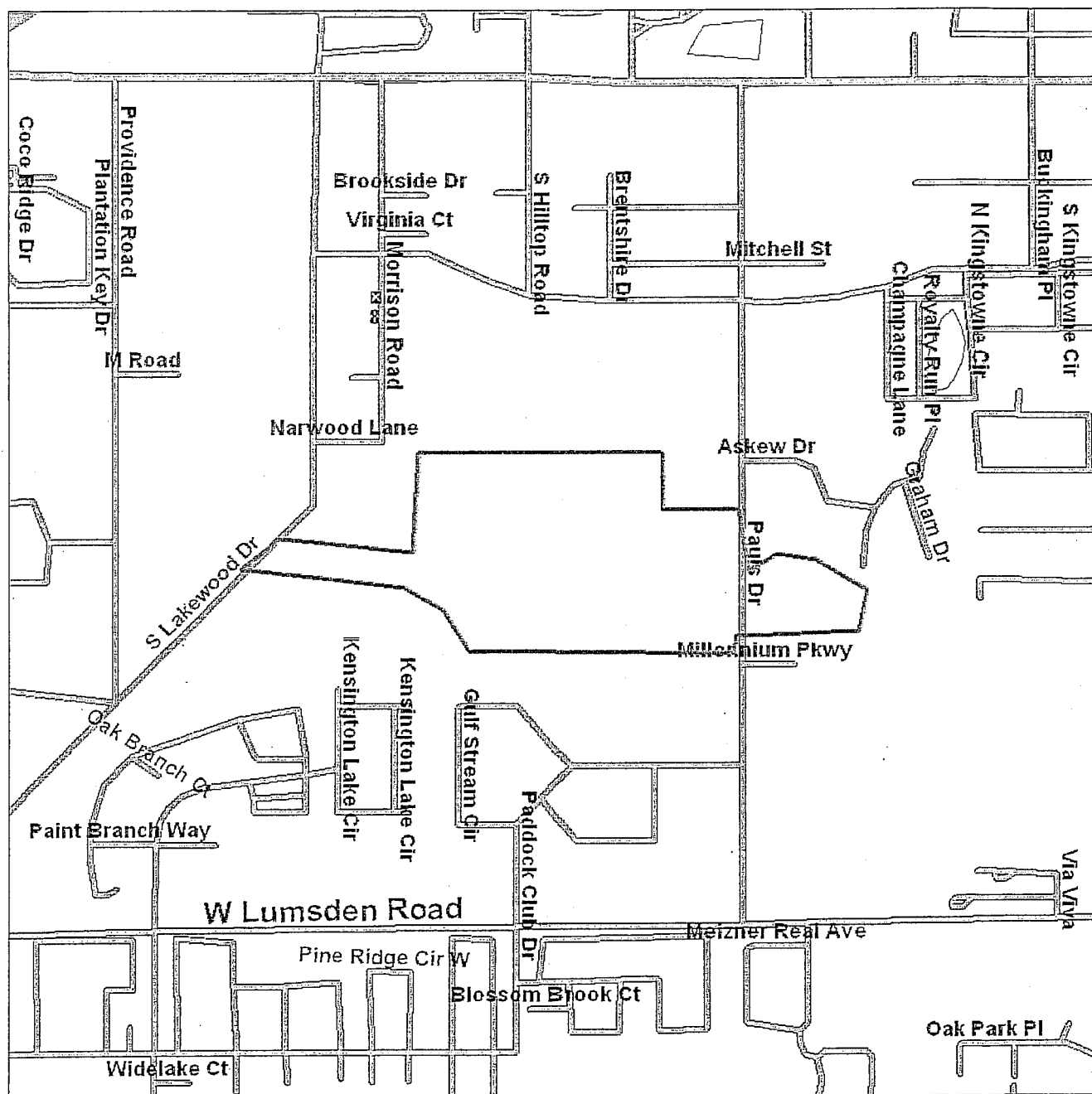
Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

PAULS DR. BRANDON FL 33511



Source: 2001 U.S. Census TIGER Files

Area Polygon

Identified Site, Multiple Sites, Receptor

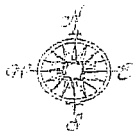
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX C

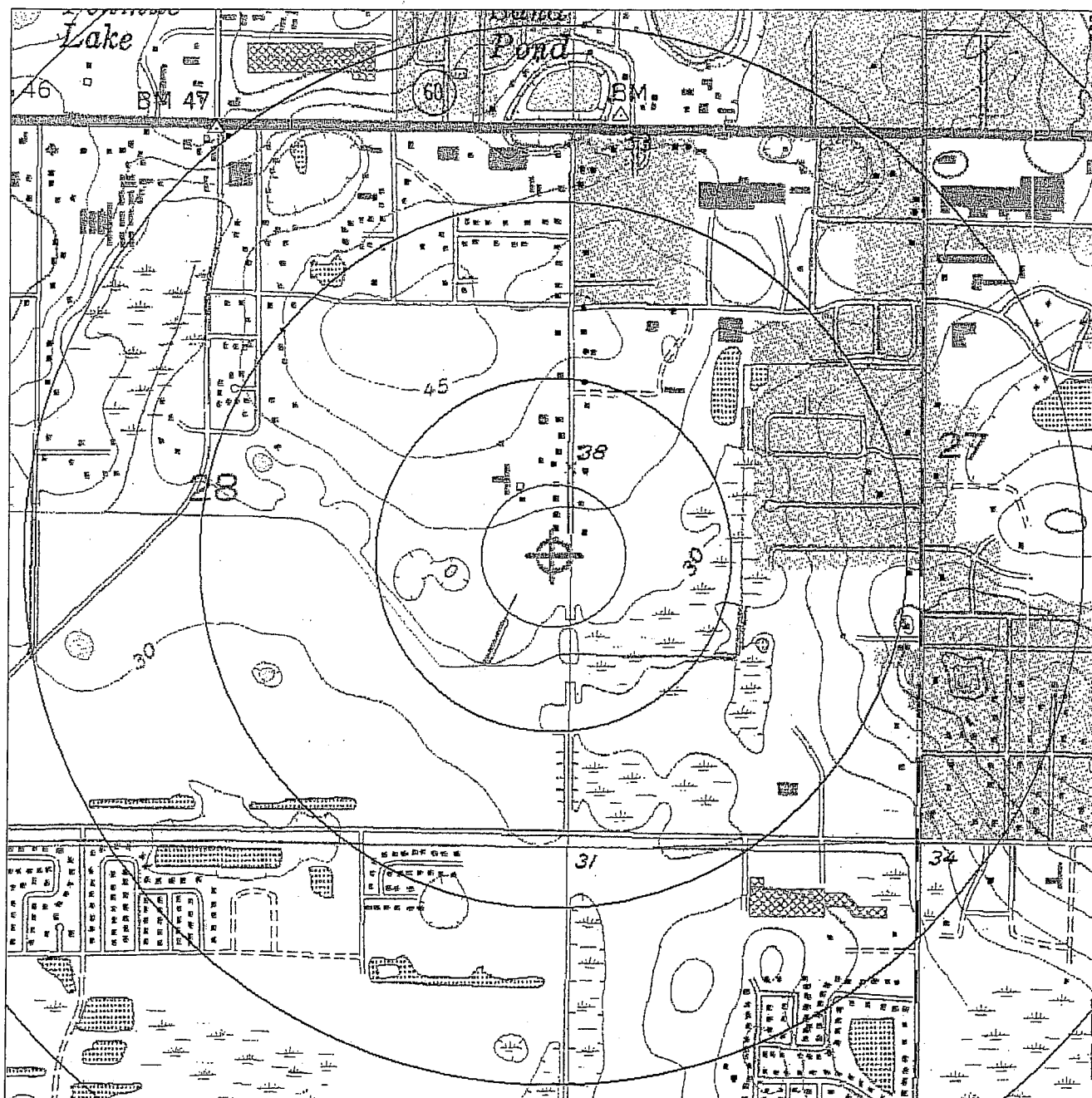
U.S.G.S. 7.5 MINUTE TOPOGRAPHIC MAP



Environmental FirstSearch

Topo Map: 0.75 Mile Radius

PAULS DR, BRANDON FL 33511



Source: USGS

Target Site (Latitude: 27.928645 Longitude: -82.302584)

Quadrant Name: Date:

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

COPYRIGHT: MPN Components, Inc. 1999 - 2005

APPENDIX D
RECONNAISSANCE PHOTOGRAPHS



View looking north along Paul's Drive



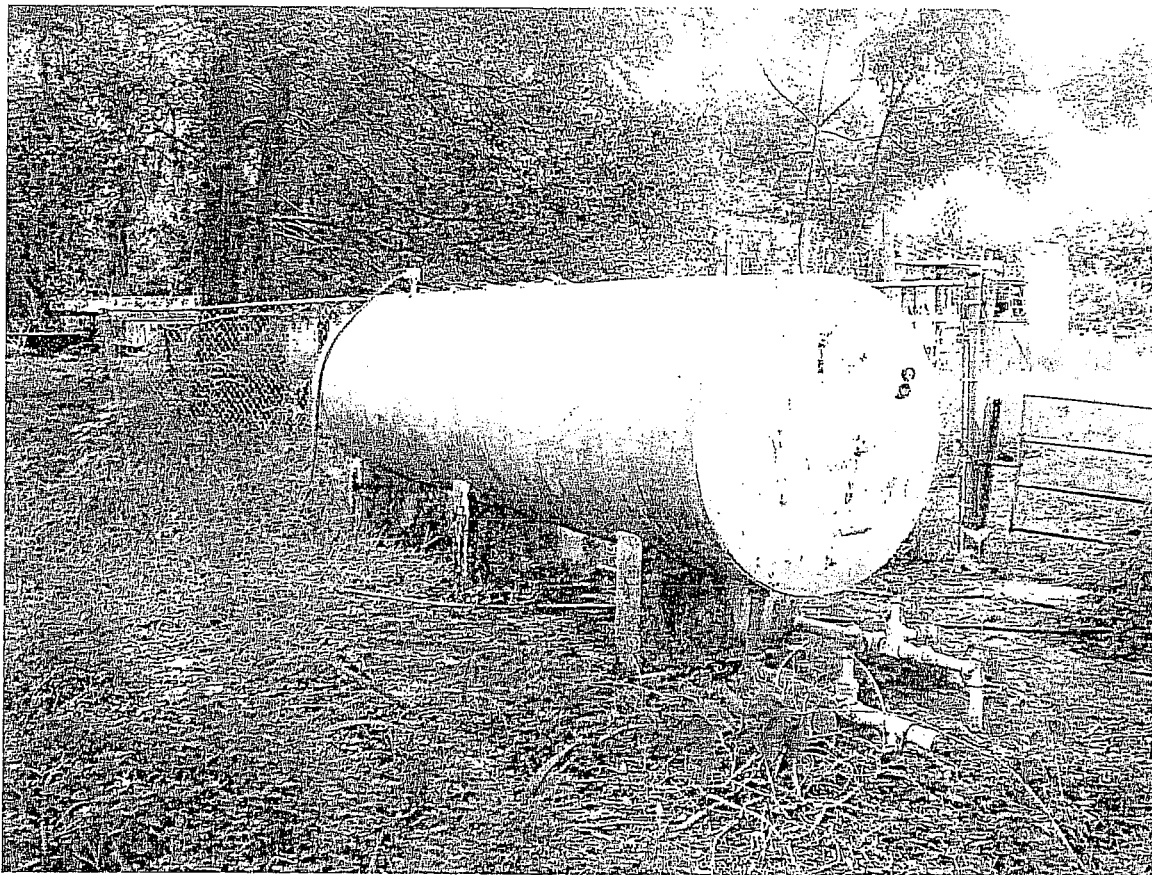
View looking east through the eastern portion of the Subject Property, from Paul's Drive



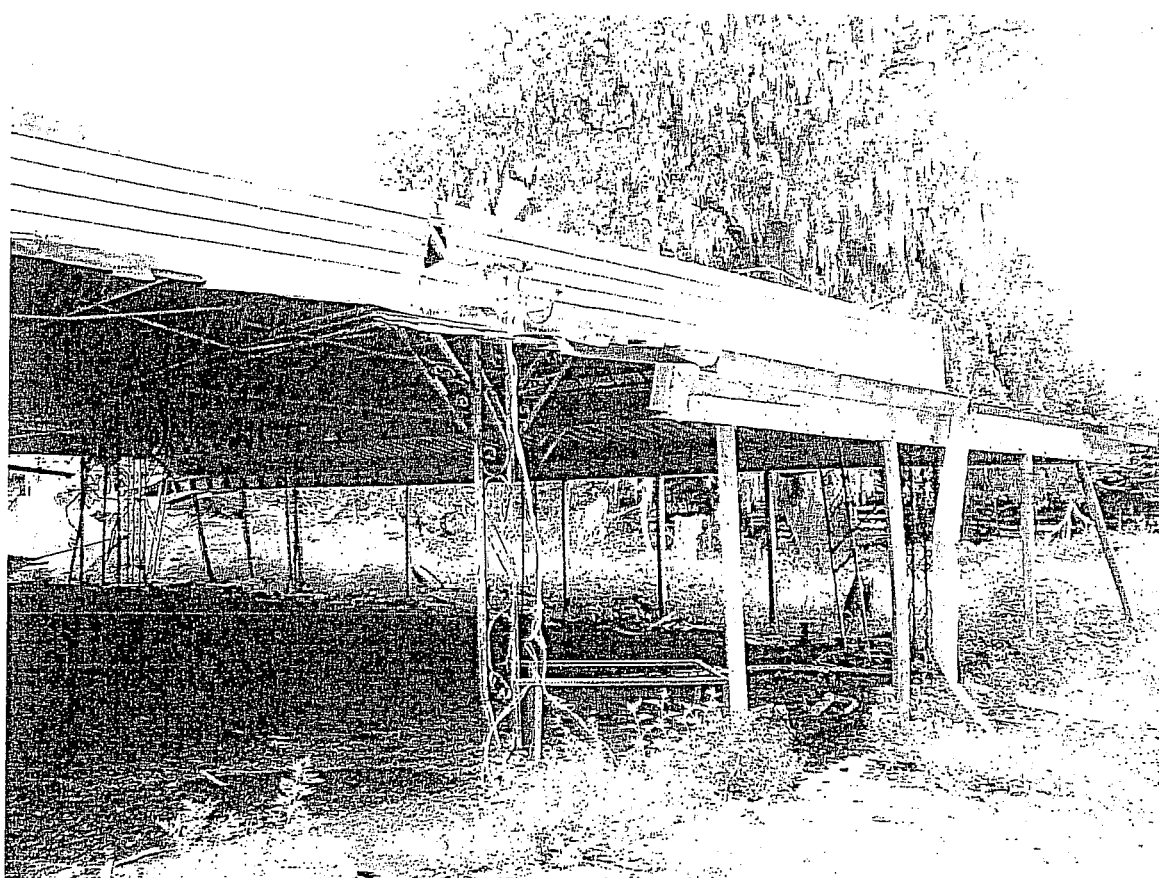
View of abandoned tires located on the south side of the western portion of the Subject Property.



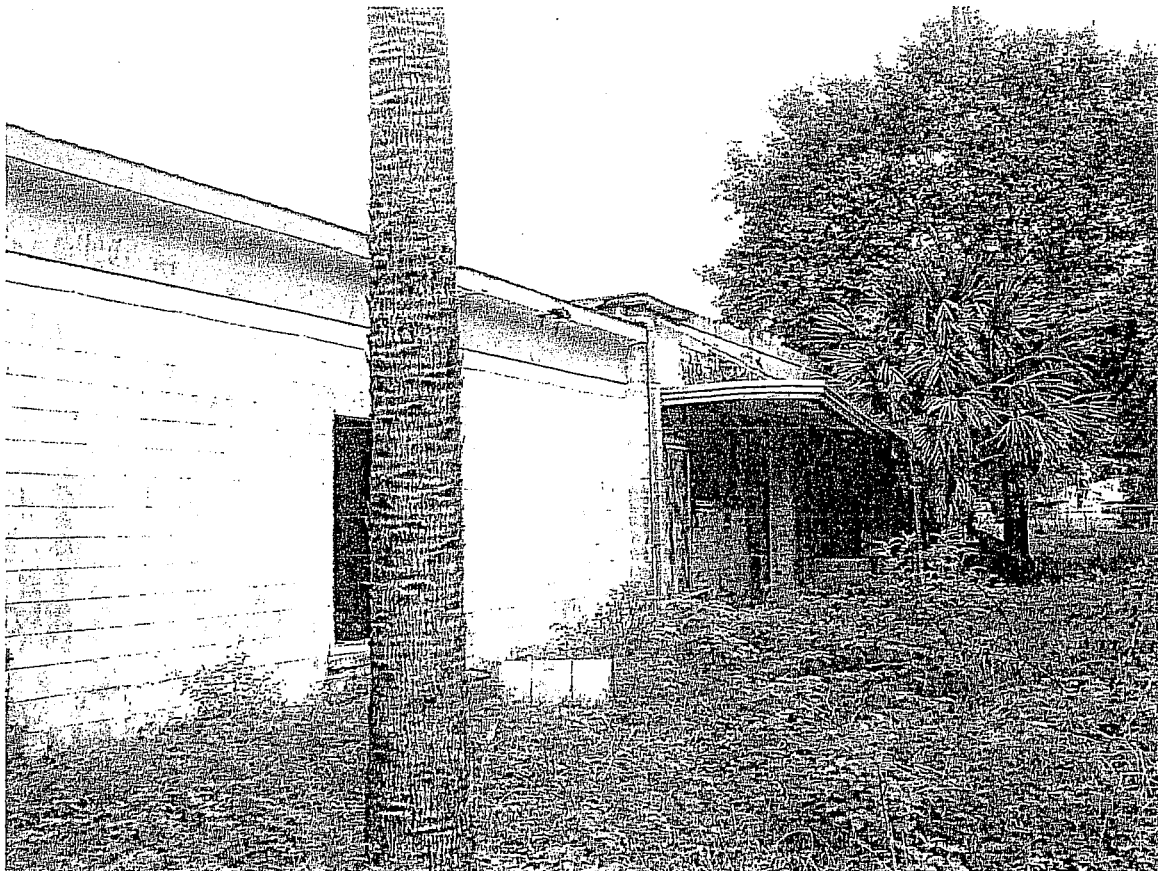
View of a former water well tank located on the eastern portion of the Subject Property



View of large water tank located near onsite former dairy operation



View of roofed shed structure located near onsite former dairy operation



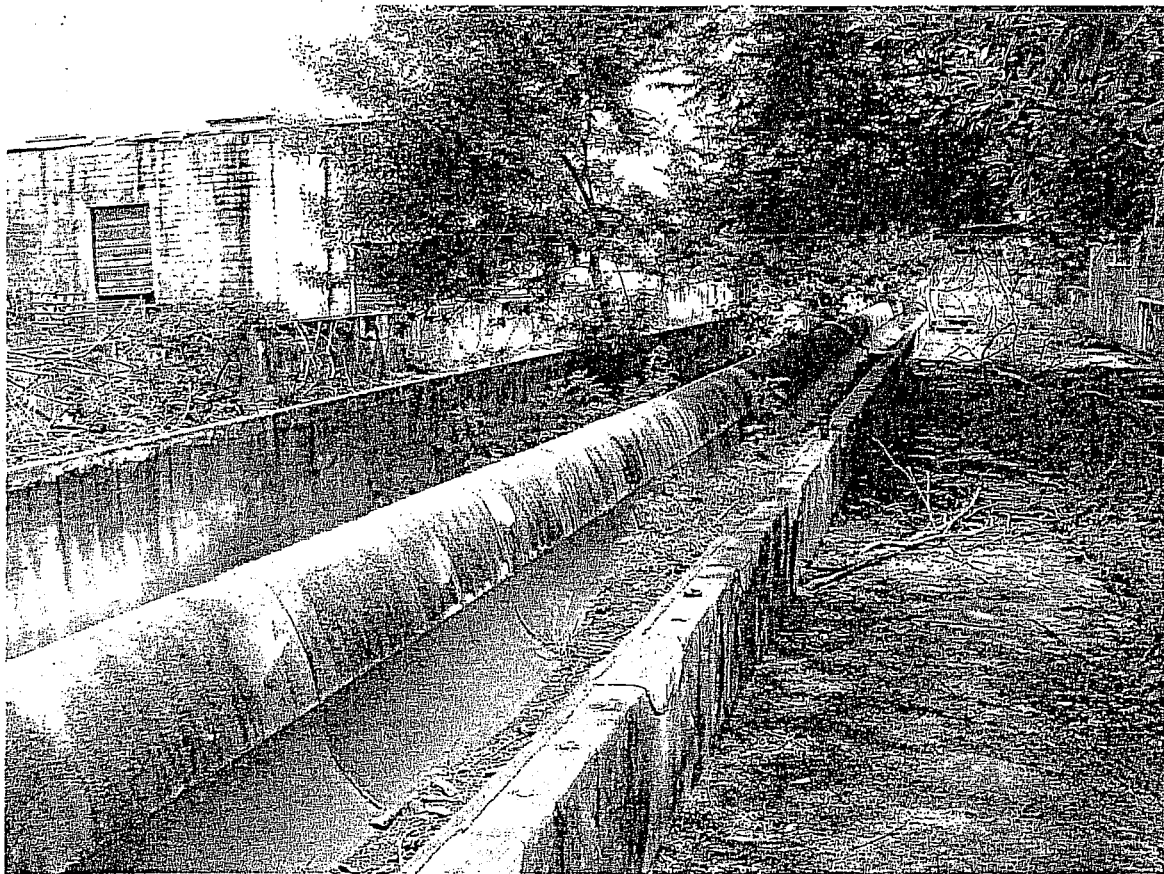
View of block buildings and empty 55-gallon drum located on the east side of the western portion of the Subject Property



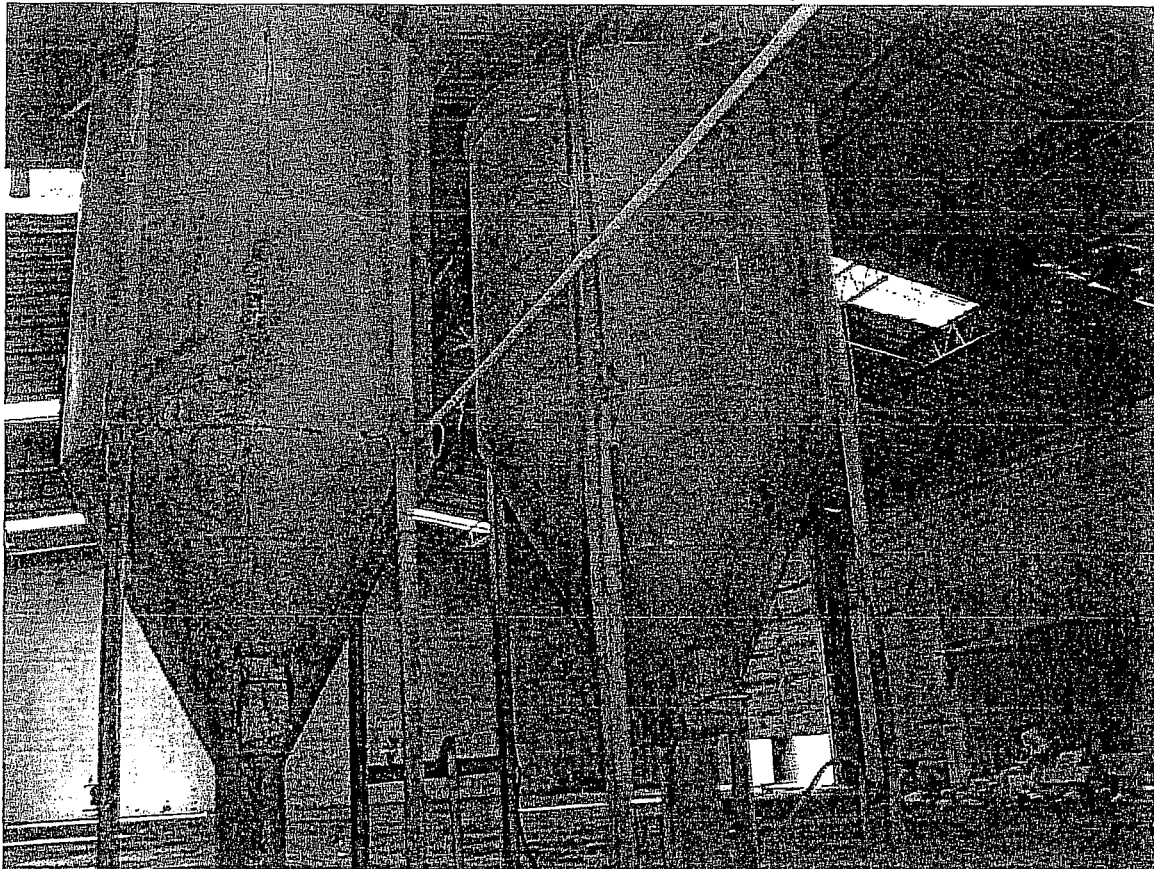
View of interior of block building located on the east side of the western portion of the Subject Property



View of block restroom area located on the east side of western portion of the Subject Property



View of large trough system located on the east side of the western portion of Subject Property



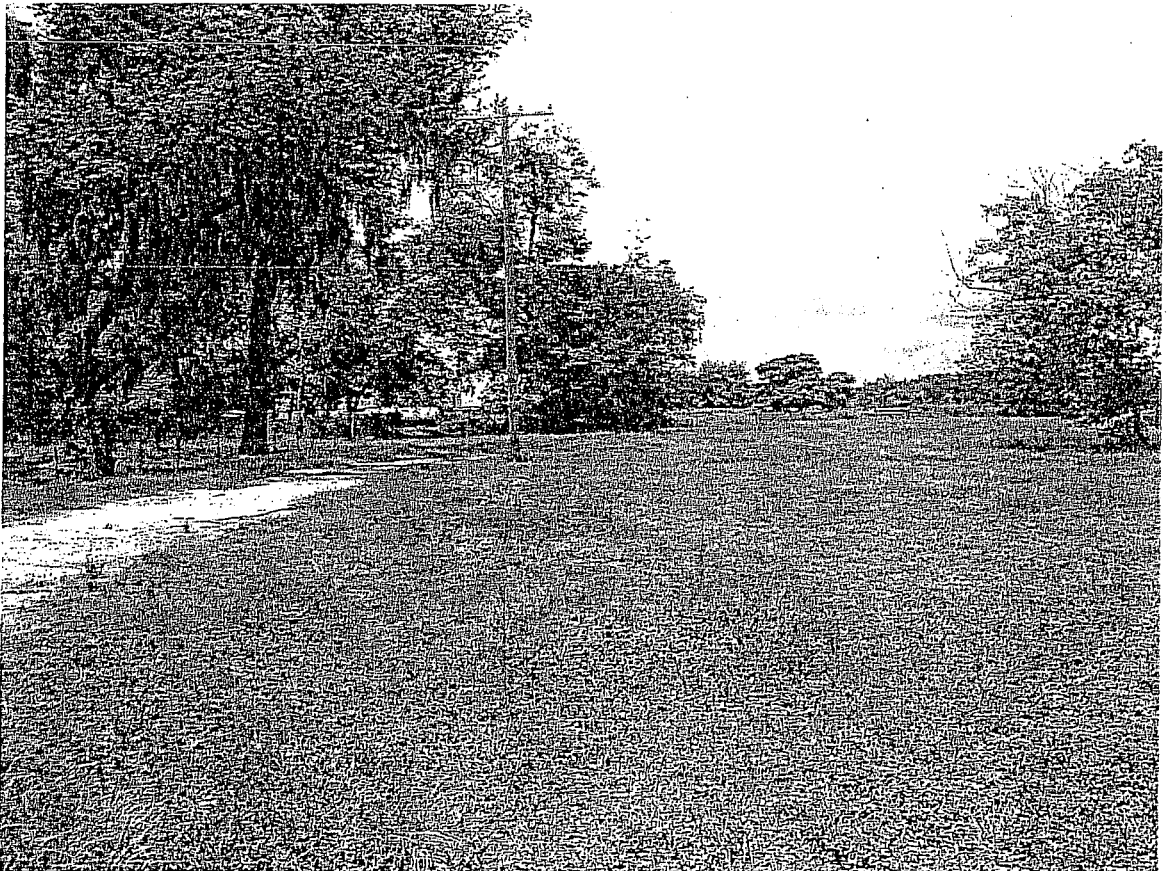
View of silos located inside block building



View of a feed bin located on the west side of the western portion of the Subject Property



View of water well located near former onsite dairy operation



View looking west through the western portion of the Subject Property, from Paul's Drive