



➤ **Phase I Environmental Site Assessment**

**Gagne Property located at
39216 Chancey Road
Zephyrhills, Pasco County, Florida 33540**

April 29, 2021
ECT No. 210302-0100

For
Meritage Homes of Florida, Inc.
Tampa, Florida

ECT

1408 North Westshore Boulevard
Suite 115
Tampa, Florida 33607
www.ectinc.com

Document Review

The dual signatory process is an integral part of Environmental Consulting & Technology, Inc.'s (ECT's) Document Review Policy No. 9.03. All ECT documents undergo technical/peer review prior to dispatching these documents to any outside entity.

The environmental assessment described herein was conducted by the undersigned employees of ECT. ECT's investigation consisted solely of the activities described in the Introduction of this report, and in accordance with the Terms and Conditions of the Standard Consulting Services Agreement signed prior to initiation of the assessment, as applicable.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professionals as defined in §312.10 of 40 C.F.R. 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

This document has been authored and reviewed by the following employees:

Kathryn McKee Emby
Author

Kathryn Emby
Signature

April 29, 2021
Date

Darren L. Stowe
Peer Review

[Signature]
Signature

April 29, 2021
Date

Table of Contents

1.0	Summary	1-1
2.0	Introduction	2-1
2.1	Purpose	2-1
2.2	Detailed Scope of Services.....	2-2
2.3	Significant Assumptions.....	2-3
2.4	Limitations and Exceptions	2-3
2.5	Special Terms and Conditions.....	2-4
2.6	User Reliance.....	2-4
3.0	Subject Property Description	3-1
3.1	Location and Legal Description.....	3-1
3.2	Vicinity General Characteristics	3-1
3.3	Current Use of the Subject Property	3-2
3.4	Previous Investigations	3-2
3.5	Descriptions of Structures, Roads, and Other Improvements	3-2
3.5.1	General Descriptions of Structures	3-2
3.5.2	Roads	3-2
3.5.3	Potable Water Supply	3-2
3.5.4	Sewage Disposal System.....	3-2
3.6	Current Uses of the Adjoining Properties	3-2
4.0	User Provided Information	4-1
4.1	Title Records	4-1
4.2	Environmental Liens or Activity and Use Limitations	4-1
4.3	Specialized Knowledge.....	4-2
4.4	Commonly Known or Reasonably Ascertainable Information	4-3
4.5	Valuation Reduction for Environmental Issues	4-3
4.6	Owner, Property Manager, Occupant Information	4-3
4.7	Reason for Performing Phase I ESA.....	4-3
5.0	Records Review	5-1
5.1	Standard Environmental Record Sources	5-1
5.2	Additional Environmental Record Sources.....	5-2

5.3	Physical Setting Source(s)	5-3
5.4	Historical Use Information on the Subject Property	5-3
5.4.1	Topographic Maps	5-3
5.4.2	Aerial Photographs	5-4
5.5	Historical Use Information on Adjoining Properties	5-6
5.5.1	Topographic Maps	5-6
5.5.2	Aerial Photographs	5-7
6.0	Site Visit	6-1
6.1	Methodology and Limiting Conditions.....	6-1
6.2	General Site Setting	6-1
6.2.1	Current Use of the Subject Property.....	6-1
6.2.2	Past Use of the Subject Property	6-1
6.2.3	Current Use of the Adjoining Properties	6-1
6.2.4	Past Use of the Adjoining Properties	6-2
6.2.5	Current or Past Uses of the Surrounding Area.....	6-2
6.2.6	Geological and Hydrogeologic Conditions	6-2
6.3	Exterior Observations	6-3
6.3.1	Hazardous Substances and Petroleum Products in Connection with Identified Uses	6-3
6.3.2	Storage Tanks	6-4
6.3.3	Odors	6-4
6.3.4	Pools of Liquid.....	6-4
6.3.5	Storage Drums and Totes.....	6-4
6.3.6	Hazard Substance and Petroleum Product Containers (not in connection with identified uses).....	6-4
6.3.7	Unidentified Substance Containers.....	6-4
6.3.8	PCBs.....	6-5
6.3.9	Pits, Ponds, or Lagoons	6-5
6.3.10	Stained Soil or Pavement.....	6-5
6.3.11	Stressed Vegetation.....	6-5
6.3.12	Solid Waste	6-6
6.3.13	Wastewater	6-6
6.3.14	Wells	6-6
6.3.15	Septic Systems.....	6-6
6.3.16	Other.....	6-7

7.0 Interviews..... 7-1

7.1 Interviews with Site Contacts7-1

7.2 Interviews with Local Government Officials.....7-2

8.0 Findings, Opinions, and Conclusions 8-1

8.1 RECs8-1

8.2 Historical RECs.....8-1

8.3 Controlled RECs.....8-1

8.4 *De Minimis* Conditions8-1

8.5 Vapor Intrusion8-2

8.6 Opinion.....8-2

8.7 Conclusion8-3

9.0 Deviations and Significant Data Gaps 9-1

10.0 References 10-1

Figures

- Figure 1 Site Location Map
- Figure 2 Site and Surrounding Properties Map
- Figure 3 Site Details

Appendices

- Appendix A Parcel Records
- Appendix B Interview Documentation
- Appendix C GeoSearch E RecSearch Report
- Appendix D Historical Topographic Maps
- Appendix E Aerial Photographs
- Appendix F Site Photographs
- Appendix G Qualifications

List of Acronyms and Abbreviations

AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity Use Limitations
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS	Corrective Action Report
ECT	Environmental Consulting & Technology, Inc.
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NFRAP	No Further Remediation Action Planned
PCB	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RV	Recreational vehicle
SEMS	Superfund Enterprise Management System
SHWS	State Hazardous Waste Sites
SQG	Small Quantity Generator
SWF/LF	Solid Waste Facilities/Landfill
TSD	Treatment, Storage or Disposal
USGS	United States Geological Survey
UST	Underground Storage Tank
VSQG	Very Small Quantity Generator

1.0 Summary

Environmental Consulting & Technology, Inc. (ECT) was retained by Meritage Homes of Florida, Inc. (the Client) to perform a Phase I Environmental Site Assessment (ESA) of the property addressed as 39216 Chancey Road in the City of Zephyrhills, Pasco County, Florida (herein referred to as the Subject Property). The Subject Property is comprised of five parcels totaling approximately 85.732 acres. The Subject Property is in agricultural use as pasture. Wetlands are located in the eastern and southern portions. The Site Location Map is provided as **Figure 1**.

The purpose of this assessment was to identify Recognized Environmental Conditions (RECs), Historical RECs or Controlled RECs that may exist or have existed on the Subject Property. The research attempted to identify conditions indicative of an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products. RECs, Historical RECs and Controlled RECs do not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The Subject Property is in use as pastureland. Based on a review of historical records, the Subject Property was undeveloped from prior to the 1940s to the 1950s. By the 1950s, the Subject Property was in agricultural use as pasture. Two structures and cattle pens were apparent in the central portion of the Subject Property. By the 1967 aerial photograph, the two structures were no longer evident. A small structure is shown in the northern portion. By the 1979 aerial photograph, the cattle pens in the central portion of the Subject Property had been removed. By the 1994 aerial photograph, the existing cattle pens in the northern portion of the Subject property had been constructed. Chancey Road was constructed along the northern Subject Property boundary between 1984 and 1994.

The surrounding area of the Subject Property is comprised of single-family residential developments under construction, single-family residential structures, mobile home parks, land in agricultural use as pasture, warehouses, a recreational vehicle dealership, a rail line, wetlands, and densely wooded land. The Site and Surrounding Properties Map is provided as **Figure 2**. According to a review of the Southwest Florida Water Management District online database, one irrigation well was installed in the

northeastern portion of the Subject Property. The irrigation well has been abandoned. A review of the FDEP Cattle Dipping Vats in Florida online database did not match any of the property owner names.

At the time of the site walkover, the Subject Property was observed in use as pastureland. Concrete slabs, wells, and other improvements were observed onsite. Wetland features were observed in the eastern and southern portions. Cattle pens and evidence of a septic system were observed in the northern portion.

The Subject Property is not listed in any of the regulatory agency databases reviewed. None of the offsite facilities listed in the database report poses an environmental concern to the Subject Property.

ECT has performed this Phase I ESA in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-13 of the Subject Property. This assessment has revealed evidence of two RECs, no Historical RECs, and no Controlled RECs associated with the Subject Property. Below is a summary of the identified RECs:

- The historical records review identified the presence of cattle pens in the central portion of the Subject Property from the 1950s to the 1970s. There is a potential that the soil and groundwater in the immediate vicinity of the former cattle pens may have been adversely impacted from the applications of pesticides on the cattle.
- The historical records review identified the existing cattle pens in the northern portion of the Subject Property beginning in the 1990s and possibly earlier as the tree cover may have obscured the pens in earlier aerial photographs. There is a potential that the soil and groundwater in the immediate vicinity of the existing cattle pens may have been adversely impacted from the long-term applications of pesticides on the cattle.

Based on the findings, additional site investigation activities in the form of subsurface sampling have been recommended at the Subject Property to assess the presence or absence of environmental impact from the two identified RECs.

2.0 Introduction

At the request of the Client, ECT has conducted a Phase I ESA of the Subject Property addressed as 39216 Chancey Road in the City of Zephyrhills, Pasco County, Florida. The Site Location Map is provided as **Figure 1**. The area subject to this Phase I ESA is comprised of five parcels totaling approximately 85.732 acres in agricultural use as pasture. Wetlands are located in the eastern and southern portions.

2.1 Purpose

The purpose of ASTM Practice E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of commercial real estate properties with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA; 42 U.S.C. §9601) and petroleum products. The goal of the processes established by ASTM Practice E 1527-13 is to identify RECs and *de minimis* conditions. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

The objective of Phase I ESAs is to provide all appropriate inquiries 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) to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (a.k.a., landowner liability protections). The goal of Phase I ESAs is to identify current, historical, and controlled RECs and *de minimis* conditions in connection with the property, to the extent feasible pursuant to the processes prescribed in the ASTM E 1527-13 guidelines. The terms current, historical, and controlled RECs and *de minimis* conditions are defined by ASTM in the following paragraphs.

A REC is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

A historical REC is 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.

A controlled REC is 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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A *de minimis* condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not current, historical, or controlled RECs.

2.2 Detailed Scope of Services

The Phase I ESA conducted by ECT included, but was not limited to, the following services:

- A site visit of the Subject Property to look for evidence of a release(s) or potential release of petroleum products and hazardous materials;
- Observations of adjacent properties and the vicinity of the Subject Property;
- Interviews with individuals familiar with the Subject Property, as available;
- Review of regulatory agency and local files, as necessary;
- Review of historical documents, as available; and,
- Preparation of a report presenting ECT's findings, including a summary of conclusions and recommendations.

2.3 Significant Assumptions

ECT assumes that the information provided by the regulatory database electronic search report provider, the regulatory agencies, the local unit of government, the Client representative, and the current Subject Property owner representative is true and reliable.

2.4 Limitations and Exceptions

The opinions and recommendations presented in this report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by ECT and the party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, expressed or implied, is intended or given. To the extent that ECT relied upon any information prepared by other parties not under contract to ECT, ECT makes no representation as to the accuracy or completeness of such information. This report is expressly for the sole and exclusive use of the party for whom this report was originally prepared for a particular purpose. Only the party for whom this report was originally prepared and/or other specifically named parties have the right to make use of and rely upon this report. Reuse of this report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties, shall be at the user's sole risk.

The findings presented in this report apply solely to site conditions existing at the time when ECT's assessment was performed. It must be recognized, however, that an ESA is intended for the purpose of determining the potential for contamination through limited research and investigative activities and in no way represents a conclusive or complete site characterization. Conditions in other parts of the Subject Property may vary from those at the locations where data were collected. ECT's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities. As such, 100 percent confidence in ESA conclusions cannot reasonably be achieved.

ECT, therefore, does not provide any guarantees, certifications, or warranties that a property is free from environmental contamination. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

2.5 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the potential presence of polychlorinated biphenyls (PCBs), lead based paint, or the assessment of natural hazards such as naturally-occurring asbestos, radon, or methane gas, assessment of the potential presence of radionuclides, or assessment of non-chemical hazards such as the potential for damage from earthquakes, sinkholes or floods. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the Subject Property or of the businesses that have operated on-site, or a health-based risk assessment.

2.6 User Reliance

This Phase I ESA was conducted for the use of and reliance by the Client and their assignees and may be relied upon by these parties only. No use of the information contained in this report by others is permissible without receiving prior written authorization to do so from ECT. ECT is not responsible for independent conclusions, opinions, or recommendations made by others or otherwise based on the findings presented in this report.

3.0 Subject Property Description

3.1 Location and Legal Description

The Subject Property is addressed as 39216 Chancey Road in the City of Zephyrhills, Pasco County, Florida. Comprised of five parcels, the Subject Property is approximately 85.732 acres in size located in Sections 23 and 24, Township 26 South, and Range 21 East. A site location map is provided as **Figure 1**, a site map and surrounding properties map is provided as **Figure 2**, and site details are provided as **Figure 3**.

The Subject Property is identified by the Pasco County Property Appraiser’s online property records as follows:

Parcel Number	Address	Land Classification	Acres
23-26-21-0020-09700-0000	No address	Grazing Class 1	3.27
24-26-21-0010-07100-0000 (minus a small portion)	39216 Chancey Road	Timber Class 2, Grazing Class 1, Grazing Class 6	75.96
24-26-21-0010-05800-0000	No address	Grazing Class 1	0.03
24-26-21-0000-00400-0010	No address	Timber Class 2, Grazing Class 1, Grazing Class 4	7.50
24-26-21-0010-10100-0000 (northern portion)	No address	Timber Class 2, Grazing Class 1, Grazing Class 4	25.04

All five parcels are currently owned by Robert H. Gagne, as Trustee of the Robert H. Gagne Revocable Trust of 2008. The partial legal description for the Subject Property, as provided by the Pasco County online property records, is presented in **Appendix A**.

3.2 Vicinity General Characteristics

The surrounding area of the Subject Property is comprised of single-family residential developments under construction, single-family residential structures, mobile home parks, land in agricultural use as pasture, warehouses, a recreational vehicle dealership, a rail line, wetlands, and densely wooded land. The Site and Surrounding Properties Map is provided in **Figure 2**.

3.3 Current Use of the Subject Property

The Subject Property is in agricultural use as pasture. Wetlands are located in the eastern and southern portions.

3.4 Previous Investigations

Reports of previous site investigations were not provided to ECT.

3.5 Descriptions of Structures, Roads, and Other Improvements

3.5.1 General Descriptions of Structures

No structures are located on the Subject Property.

3.5.2 Roads

The Subject Property can be accessed by Chancey Road from the northern side of the Subject Property.

3.5.3 Potable Water Supply

No municipal potable water supply is being supplied to the Subject Property. One potable well is located in the northern portion.

3.5.4 Sewage Disposal System

No municipal sanitary sewer disposal and treatment system is connected to the Subject Property. Evidence of a septic system was observed in the northern portion.

3.6 Current Uses of the Adjoining Properties

To the north, across Chancey Road, the Subject Property is adjoined by pastureland. To the northeast, across Chancey Road and a rail line intersection, the Subject Property is adjoined by a warehouse occupied by Morrow Steel (fabricator and erector of steel structures). To the east, across a rail line, the Subject Property is adjoined by vacant land, vacant warehouses, densely wooded land, and a single-family residential development. The southern adjoining properties are pastureland, wetlands,

and single-family residential structures. To the southwest, across Paul S. Buchman Highway, the Subject Property is adjoined by a mobile home park. To the west, the Subject Property is adjoined by a single-family residential structure, Optimum RV dealership, and a dilapidated single-family residential structure followed by Paul S. Buchman Highway followed by a single-family residential development under construction.

4.0 User Provided Information

This section identifies information provided by the user Client representative (Mr. Edmon Rakipi). The Interview Documentation is provided as **Appendix B**.

4.1 Title Records

An environmental chain-of-title search was not requested by the Client. According to a review of the Pasco County online property records, the Subject Property has been owned by the following:

- H.C. Douglas, Jr. and Christine K. Douglas (prior to 1975)
- Neil E. Rucks and Rita M. Rucks (1975 to 2006)
- Robert H. Gagne (2006 to 2008)
- Robert H. Gagne, as Trustee of the Robert H. Gagne Revocable Trust of 2008 (2008 to the present)

Robert H. Gagne, as Trustee has owned all five parcels since January 2008. A review of the records did not reveal the presence of any environmental liens.

4.2 Environmental Liens or Activity and Use Limitations

The Client representative was asked the following questions as part of the assessment:

- Are you aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law?
- Are you aware of any activity or land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the Subject Property and/or have been filed or recorded in a registry under federal, tribal, state or local law?

The Client representative responded no to both questions.

A review of the Florida Department of Environmental Protection (FDEP) Institutional Control Registry online database did not show activity or use limitations associated with the Subject Property or the surrounding adjacent properties.

4.3 **Specialized Knowledge**

The Client representative was asked the following questions as part of the assessment:

- Do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
- Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:
 - a) Do you know the past uses of the Subject Property?
 - b) Do you know of specific chemicals that are present or once were present at the Subject Property?
 - c) Do you know of spills or other chemical releases that have taken place at the Subject Property?
 - d) Do you know of any environmental cleanups that have taken place at the Subject Property?
- Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property?
- Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property?
- Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

The Client representative was not aware of any chemical storage, releases, or environmental violations in connection with the Subject Property. The Subject Property has been in use as cropland or pastureland.

4.4 Commonly Known or Reasonably Ascertainable Information

The Client representative indicated he has no knowledge of any environmental response activities to have taken place and no knowledge of any obvious indicators that point to the presence or likely presence of releases at the Subject Property.

4.5 Valuation Reduction for Environmental Issues

The Client representative was not aware of any valuation reduction due to environmental issues associated with the Subject Property.

4.6 Owner, Property Manager, Occupant Information

According to a review of the Property Appraiser's Office online database, Robert H. Gagne, as Trustee, is the current owner of all five parcels. The Subject Property is currently in use as pastureland. Mr. Tyler Vansant and Mr. Robert Gagne were identified as the site contacts.

4.7 Reason for Performing Phase I ESA

The reason for performing this Phase I ESA is to evaluate the presence/absence of RECs in anticipation of a potential property acquisition with plans for future residential development.

5.0 Records Review

The following section presents the results of a review of regulatory agency file information and ECT's historical records review pertaining to the Subject Property, adjoining properties, and surrounding properties.

5.1 Standard Environmental Record Sources

Regulatory agency database information was obtained from GeoSearch, which maps and lists properties in federal and state environmental databases with existing conditions or statuses that may have the potential to affect the Subject Property. The GeoSearch E RecSearch Report is provided as **Appendix C**. Below is a summary of the databases that were reviewed in accordance with the ASTM E 1527-13 requirements:

Type	Regulatory Agency Database	Approximate Minimum Search Distance	Number of Sites within Approximate Minimum Search Distance
Federal	National Priority List (NPL)	1 mile	0
Federal	Delisted National Priority List (NPL)	½ mile	0
Federal	Superfund Enterprise Management System (SEMS) formerly known as Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	½ mile	0
Federal	SEMSARCH, formerly known as the CERCLIS No Further Remediation Action Planned (NFRAP)	½ mile	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	1 mile	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD)	½ mile	0
Federal	RCRA Large Quantity Generators (LQG)	¼ mile	0
Federal	RCRA Small Quantity Generators (SQG)	¼ mile	0
Federal	RCRA Very Small Quantity Generators (VSQG)	¼ mile	0
Federal	RCRA Non-Generators	¼ mile	1
Federal	Institutional/Engineering Controls	Site	0
Federal	Emergency Response Notification System (ERNS)	Site	0
State	State and Tribal Equivalent CERCLIS (SHWS)	1 mile	0
State	Solid Waste Disposal/Landfill (SWF/LF)	½ mile	1
State	Leaking Underground Storage Tanks (LUST)	½ mile	1
State	Aboveground/Underground Storage Tanks (AST/UST)	¼ mile	1
State	Institutional/Engineering Controls (AUL)	Site	0
State	Brownfields	½ mile	0

The Subject Property is not identified and the adjacent properties are not identified in any of the above-mentioned environmental databases. The information for the four properties in the surrounding area listed in various environmental regulatory agency databases is summarized below.

V&M Tree Services, Inc., addressed as 38900 Tucker Road, is located approximately 1,800 feet to the northwest. According to a review of the database report, the site is listed on the solid waste disposal database as a registered source-separated organics processing facility. According to a review of the FDEP OCULUS online information, a routine inspection was conducted on January 13, 2021. No active source-separated organics processing facility was observed and no residuals were observed at the site. FDEP closed this site. No violations have been reported.

Williams Brothers #HDWB0090, address as 39336 Chancey Road, is located on one of the eastern adjacent properties. According to a review of the database report, the site is listed on the RCRA database as a non-generator. No violations have been reported.

The remaining two properties are located more than 1,500 feet from the Subject Property boundaries. Due to the distance from the Subject Property and/or regulatory status, both facilities do not pose an environmental concern.

5.2 Additional Environmental Record Sources

Referring to **Appendix C**, GeoSearch also provides Exclusive Records containing dry cleaners, groundwater contamination areas, cattle dip vats, National Pollutant Discharge Elimination System (NPDES), and other sites. Below is a summary of the relevant surrounding properties identified in the additional environmental databases:

Paul Buchman Highway and Chancey Road, located at the intersection of Paul S. Buchman Highway and Chancey Road, is located approximately 850 feet to the west. According to a review of the database report, this site is listed on the Spills database. On February 1, 2012, a vehicle accident at the intersection resulted in approximately 10 gallons of motor oil, 2 gallons of radiator fluid, and 5 gallons of transmission oil spilled on an impervious surface. A response contractor was notified to

place absorbent pads in the spill area. The cleanup was conducted to the satisfaction of the regulatory agencies such that no further assessment was required and the case was closed.

Hidden River, located at the southern side of Chancey Road and the eastern side of State Road 39, is located approximately 850 feet to the west. According to a review of the database report, this site is listed on the Facility Registry System and Permit Compliance System databases. The information in these databases pertains to site operations which are not likely to adversely affect the environmental condition of the Subject Property. No violations have been reported.

A review of the FDEP Cattle Dipping Vats in Florida online database did not match any of the property owner names.

5.3 Physical Setting Source(s)

ECT reviewed the U.S. Geological Survey (USGS) 7.5-minute series quadrangle map of Zephyrhills, Florida dated 1993. The Subject Property has an approximate elevation of 75 above mean sea level. Paul S. Buchman Highway/State Road 39 is depicted where it currently lies today.

5.4 Historical Use Information on the Subject Property

To evaluate historical use of the Subject Property, ECT reviewed readily available topographic maps and aerial photographs. Due to the lack of commercial development in the surrounding area, street directories and fire insurance maps were not reviewed.

5.4.1 Topographic Maps

ECT obtained available historical topographic maps of the Subject Property and vicinity from GeoSearch. The USGS 7.5-minute series quadrangle maps of Zephyrhills, Florida dated 1944, 1975, 1987, 1993, and 2012 were reviewed. Most development features are not represented on the topographic map dated 2012. Copies of the historical topographic maps are provided as **Appendix D**.

No structures are depicted on the Subject Property on the 1944 map. The northern, eastern, and central portions and a small part of the southern portion of the Subject Property are shaded green indicating wooded land. The central and southern portions are shaded white indicating vacant land or land in agricultural use. Water features, either a pond or wetlands, are depicted in the northern and southern portions. A pathway is shown through the northwestern portion. A rail line illustrated along the eastern Subject Property boundary is labeled "Seaboard Air Line".

The pathway is no longer shown through the northwestern portion of the Subject Property on the 1975 map. Wetland symbols are depicted in the water features. A stream is shown through the southeastern portion connecting two wetlands. The majority of the Subject Property is shaded white.

No discernible changes are depicted on the Subject Property on the 1987 map, except for one pond is shown in the northern portion.

No discernible changes are depicted on the Subject Property on the 1993 map. A copy of the 1993 topographic map is provided as **Figure 1**.

No structures or wetland symbols are depicted on the Subject Property on the 2012 map. A road labeled "Chancey Road" is depicted along the northern Subject Property boundary.

5.4.2 Aerial Photographs

ECT obtained historical aerial photographs of the Subject Property and vicinity from GeoSearch. A review of historical aerial photographs documents changes that have occurred in land uses and features located at the Subject Property and on adjoining properties. The historical aerial photographs are dated 1941, 1952, 1957, 1967, 1971, 1979, 1984, 1994, 1999, 2005, 2006, 2007, 2010, 2013, 2015, 2017, and 2019. Copies of the historical aerial photographs are provided in **Appendix E**.

The Subject Property appears to be undeveloped in the earliest available aerial photograph (1941). No structures are evident. Pathways are evident through the northern and central portions. Drainage features are apparent in the southeastern portion.

The Subject Property appears to be in use as pastureland in the 1952 aerial photograph. Two structures (possibly a residence and a barn) and cattle pens are evident in the central portion of the Subject Property. The drainage features in the southeastern portion have been altered.

No discernible changes are evident on the Subject Property in the 1957 aerial photograph, except for changes in vegetation.

By the 1967 aerial photograph, the two structures are no longer evident in the central portion of the Subject Property. The cattle pens remain apparent. One small structure where the existing concrete slab is located is apparent in the northern portion. The former pathway through the central portion of the Subject Property appears to have been converted to a drainage feature.

There are no discernible changes on the Subject Property in the 1971 aerial photograph, except for changes in vegetation.

By the 1979 aerial photograph, the cattle pens are no longer evident in the central portion of the Subject Property. Two small structures are apparent at the locations of the existing concrete pads in the northern portion of the Subject Property.

No apparent changes are evident on the Subject Property in the 1984 aerial photograph, except for changes in vegetation.

By the 1994 aerial photograph, the existing cattle pens in the northern portion of the Subject Property were constructed. The existing roadway (Chancey Road) was constructed along the northern Subject Property boundary.

There are no discernible changes in the remaining aerial photographs (1999 through 2019), except for changes in vegetation.

5.5 Historical Use Information on Adjoining Properties

To evaluate historical use of the adjoining properties, ECT reviewed readily available topographic maps and aerial photographs. Due to the lack of commercial development in the surrounding area, street directories and fire insurance maps were not reviewed.

5.5.1 Topographic Maps

ECT obtained available historical topographic maps of the Subject Property and vicinity from GeoSearch. The USGS 7.5-minute series quadrangle maps of Zephyrhills, Florida dated 1944, 1975, 1987, 1993, and 2012 were reviewed. Most development features are not shown on the topographic map dated 2012. Copies of the historical topographic maps are provided as **Appendix D**.

No structures are depicted on the adjacent properties on the 1944 map. The northern adjacent properties are shaded green indicating wooded land. A pond is also evident. The western and southern adjacent properties are shaded green, green striped (indicating planted vegetation), and white (indicating vacant land or land in agricultural use). Ponds and pathways are also shown to the west and south. A rail line illustrated along the eastern Subject Property boundary is labeled "Seaboard Air Line". The eastern adjacent properties, across the rail line, are shaded as green striped and white. Pathways and ponds are also shown.

The pathways and green striped shading are no longer shown on the adjacent properties on the 1975 map. The majority of the northern adjacent property is shaded white with some green shaded areas. Four small residential-type structures are depicted on one of the western adjacent properties followed by a roadway shown along the western Subject Property boundary. One larger structure and one small residential-type structure are depicted on one of the western adjacent properties, across the roadway. Wetland symbols are depicted in the water features. One small residential-type structure is depicted on the southern adjacent properties. Wetland symbols are shown in the green shaded areas on the western and southern adjacent properties. No ponds are shown on the western, southern, and eastern adjacent properties.

No discernible changes are depicted on the adjacent properties on the 1987 map, except for one pond is shown on the southern adjacent property.

No discernible changes are depicted on the adjacent properties on the 1993 map. A copy of the 1993 topographic map is provided as **Figure 1**.

No structures, wetland symbols, or the rail line are depicted on the adjacent properties on the 2012 map. A road labeled "Chancey Road" is depicted along the northern Subject Property boundary.

5.5.2 Aerial Photographs

ECT obtained historical aerial photographs of the Subject Property and vicinity from GeoSearch. A review of historical aerial photographs documents changes that have occurred in land uses and features located at the Subject Property and on adjoining properties. The historical aerial photographs are dated 1941, 1952, 1957, 1967, 1971, 1979, 1984, 1994, 1999, 2005, 2006, 2007, 2010, 2013, 2015, 2017, and 2019. Copies of the historical aerial photographs are provided in **Appendix E**.

The northern adjacent properties appear to be undeveloped in the earliest available aerial photograph (1941). No structures are evident. The majority of the northern adjacent properties have been converted to agricultural use as pasture in the 1952 aerial photograph. There are no discernible changes in the remaining aerial photographs, except for changes in vegetation and the partial filling of a pond.

East of the rail line, the eastern adjacent properties appear to be undeveloped with pathways in the earliest available aerial photograph (1941). No structures are evident. A pond/wetland is apparent to the northeast. The eastern adjacent properties appear to be in agricultural use (pastureland) with no structures in the 1951 aerial photograph. There are no discernible changes in the 1957 through 1984 aerial photographs, except for changes in vegetation. By the 1994 aerial photograph, the existing warehouse structures were constructed on one of the eastern adjacent properties. Two cleared areas are evident to the northeast. The existing roadway labeled Chancey Road constructed through the northern portion of the Subject Property extends through the eastern adjacent properties replacing the pond/wetland. By the 1999 aerial photograph, one cleared area to the northeast was developed with the existing warehouse structure and a second cleared area was constructed with the existing street. No apparent changes are evident in the 2005 and 2006 aerial photographs, except for changes

in vegetation. By the 2007 aerial photograph, one of the eastern adjacent properties has been cleared. Two additional structures were constructed near the warehouse to the northeast. By the 2010 aerial photograph, the existing street grid was developed in the cleared area. There are no discernible changes in the 2013 aerial photograph, except for changes in vegetation. By the 2015 aerial photograph, the two small structure are no longer evident to the northeast and an addition was added to the warehouse structure. No discernible changes are evident in the 2017 aerial photograph, except for changes in vegetation. By the 2019 aerial photograph, the existing residential development was under construction in the street grid area.

The southern adjacent properties appear to be in use as pastureland with a pond and wetlands evident in the earliest available aerial photograph (1941). There are no discernible changes from the 1951 through 1967 aerial photographs, except for changes in vegetation. By the 1971 aerial photograph, two existing residential structures were constructed on one of the southern adjacent properties. By the 1979 aerial photograph, a third residential structure was constructed. No discernible changes are evident on the southern adjacent properties in the 1984 through 1999 aerial photographs, except for changes in vegetation. By the 2005 aerial photograph, the fourth existing residential structure was constructed. There are no discernible changes in the remaining aerial photographs (2006 through 2019), except for changes in vegetation.

The western adjacent properties appears to be undeveloped with ponds and wetlands in the 1941 aerial photograph. No structures are evident. The western adjacent properties appear to be in use as pastureland in the 1952 aerial photograph. A driveway/pathway evident through one of the western adjacent properties continues through the central portion of the Subject Property. The existing roadway, Paul S. Buchman Highway, is apparent along the western Subject Property boundary. There are no discernible changes in the 1957 aerial photograph, except for changes in vegetation. By the 1967 aerial photograph, one residential-type structure was built on one of the western adjacent properties and the driveway/pathway is less evident. One structure, existing dilapidated residential structure, was constructed on another western adjacent property. Two structures were constructed on one of the western adjacent properties, across the roadway. By the 1971 aerial photograph, a second residential-type structure was constructed one of the western adjacent properties. By the 1979 aerial photograph, a third residence was built on one of the western adjacent properties. No discernible changes are evident in the 1984 through 1999 aerial photographs, except for changes

in vegetation. The existing mobile home park to the southwest, across the roadway, was constructed by the 1994 aerial photograph and a second structure was constructed on one of the western adjacent properties adjacent to the existing dilapidated residence. By the 2005 aerial photograph, several RVs are evident on one of the western adjacent properties. The two structures, across the roadway, are no longer evident. There are no discernible changes in the remaining aerial photographs (2006 through 2019), except for changes in vegetation.

6.0 Site Visit

On April 23, 2021, Ms. Kathryn Emby, a representative of ECT, performed a site visit of the Subject Property to observe general site conditions and indications of the possible release(s) of chemicals to the subsurface. A driving and walkover site inspection was conducted to identify visible evidence of any RECs. Ms. Emby was unaccompanied during the site visit. Photographs taken during ECT's site inspection are included in **Appendix F**.

Ms. Kathryn Emby prepared this Phase I ESA report documenting ECT's observations and documentation review. Mr. Darren Stowe provided the final technical review of this report. Qualifications for Ms. Emby and Mr. Stowe are included in **Appendix G**.

6.1 **Methodology and Limiting Conditions**

ECT was provided full access to the Subject Property. A site perimeter walk was conducted of the Subject Property and adjoining properties were viewed from all public rights-of-way.

6.2 **General Site Setting**

6.2.1 **Current Use of the Subject Property**

The Subject Property is in agricultural use as pasture. Wetlands are located in the eastern and southern portions.

6.2.2 **Past Use of the Subject Property**

Evidence of former structures was observed in the northern portions of the Subject Property in the form of concrete slabs.

6.2.3 **Current Use of the Adjoining Properties**

To the north, across Chancey Road, the Subject Property is adjoined by pastureland. To the northeast, across Chancey Road and a rail line intersection, the Subject Property is adjoined by a warehouse occupied by Morrow Steel (fabricator and erector of steel structures). To the east, across a rail line, the Subject Property is adjoined by vacant land, vacant warehouses, densely wooded land, and a

single-family residential development. The southern adjoining properties are pastureland, wetlands, and single-family residential structures. To the southwest, across Paul S. Buchman Highway, the Subject Property is adjoined by a mobile home park. To the west, the Subject Property is adjoined by a single-family residential structure, Optimum RV dealership, and a dilapidated single-family residential structure followed by Paul S. Buchman Highway followed by a single-family residential development under construction.

6.2.4 Past Use of the Adjoining Properties

No observations were seen to indicate the past uses of the adjoining properties other than for their current uses.

6.2.5 Current or Past Uses of the Surrounding Area

The surrounding area of the Subject Property is comprised of single-family residential developments under construction, single-family residential structures, mobile home parks, land in agricultural use as pasture, warehouses, a recreational vehicle dealership, a rail line, wetlands, and densely wooded land.

6.2.6 Geological and Hydrogeologic Conditions

Based on surface topography as interpreted from the USGS topographic map, regional shallow ground water in the site vicinity is anticipated to flow to the south. All drainage features discharge to the abutting streets or to the wetlands.

According to the Water Resources Atlas of Florida (1998) the property lies within the Coastal Rivers Basin Board, near the junction of the Coastal Swamp and Gulf Coastal Lowlands Physiographic Region. The stratigraphy underlying the Subject Property is a sand, clay, and limestone sequence. The formations include: a very thin layer of the Middle Miocene Hawthorn Group, followed by the Oligocene Suwannee Limestone, then the Eocene Ocala Limestone and the Avon Park Formation.

The Middle Miocene Hawthorn Group underlies the surficial sediments in the Spring Hill area and contains alternating layers of fairly hard gray sand, sandy gray clay, and is calcareous in places. It contains occasional small grains of black and brownish phosphate and chert. The thickness of the

Hawthorn Group in this area ranges from above sea level to less than 30 feet below sea level. The Hawthorn Group yields low quantities of fresh water due to the discontinuous nature and low permeability of the formation and acts as an aquiclude for the underlying aquifers.

The underlying Oligocene Suwannee limestone consists of fairly pure, granular limestone, averaging over 200 feet thick. Sections of the formation may be very fossiliferous.

The Eocene age Ocala Limestone underlies the Suwannee Limestone. In this area, the Ocala Limestone comprises the upper portion of the upper Floridan aquifer. The sediments of the Ocala Limestone (dolomite limestone with calcite matrix) form one of the most permeable zones within the aquifer system. The surface and thickness of this formation are highly irregular due to dissolution of the limestone as karst topography developed.

The Avon Park Formation, underlying the Ocala Limestone, is primarily composed of fossiliferous limestone interbedded with vuggy dolostone. The Avon Park Formation occurs throughout the Florida peninsula and the eastern panhandle. The carbonate sediments of this formation form part of the Floridan aquifer system and serve to subdivide it into an upper and lower aquifer in most areas. As mentioned above, the upper portion of the upper aquifer generally lies within the Ocala Limestone and both the lower portion of the upper aquifer and upper portion of the lower aquifer is considered to be within the Avon Park Formation. The base of the Floridan aquifer in the Orange Park area is in the Eocene age Oldsmar Formation.

6.3 Exterior Observations

The following items were searched for, or identification was attempted, as indicated in the ASTM standard.

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

A search for hazardous substances or petroleum product containers was completed during the site visit. At the time of the site visit, no hazardous substances or petroleum product containers were observed on the Subject Property.

6.3.2 Storage Tanks

A search for aboveground storage tanks (ASTs), USTs or vent pipes, fill pipes, or access ways indicating the presence of USTs was completed during the site visit. No ASTs were observed, and no evidence of USTs was observed on the Subject Property at the time of the site visit.

6.3.3 Odors

The Subject Property was checked for strong, pungent, or noxious odors and their sources during the site visit. No odors were noted on the Subject Property at the time of the site visit.

6.3.4 Pools of Liquid

A search for standing surface water and pools or sumps containing liquids likely to contain hazardous substances or petroleum products was completed during the site visit. No standing water suspected of containing hazardous substances or petroleum products was observed on the Subject Property at the time of the site visit.

6.3.5 Storage Drums and Totes

Storage drums or bulk chemical containers were looked for during the site visit. No storage drums or bulk chemical containers were observed on the Subject Property at the time of the site visit.

6.3.6 Hazard Substance and Petroleum Product Containers (not in connection with identified uses)

A search for hazardous substances or petroleum products containers was completed during the site visit. At the time of the site visit, no hazardous substances or petroleum product storage containers were observed on the Subject Property.

6.3.7 Unidentified Substance Containers

A search for open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products was completed during the site visit. No such containers were observed on the Subject Property at the time of the site visit.

6.3.8 PCBs

A search for electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs was completed during the site visit. No equipment suspected of containing PCBs was observed on the Subject Property at the time of the site visit. Two pole-mounted transformers were observed along the northern Subject Property boundary. No evidence of leaks was observed from the transformers.

6.3.9 Pits, Ponds, or Lagoons

A search for pits, ponds, or lagoons on the Subject Property and adjoining properties was completed during the site visit. Pits, ponds, or lagoons on properties adjoining the Subject Property were looked for to the extent they were visually and/or physically observable from the Subject Property. No pits or lagoons were observed on the Subject Property or on the surrounding properties. One natural pond was observed in the northern portion of the Subject Property. Wetland features were observed in the eastern and southern portions of the Subject Property. One natural pond was observed on the northern adjacent property. A wetland was observed on the southern adjacent property. A drainage feature was observed in the southeastern portion. Another drainage feature was observed in the central portion. No oily sheens, deleterious materials, or other evidence of environmental concerns were noted in the ponds, wetland areas, or drainage features.

6.3.10 Stained Soil or Pavement

Areas of stained soil or pavement were searched for during the site visit. No areas of staining were observed on the Subject Property at the time of the site visit.

6.3.11 Stressed Vegetation

Areas of stressed vegetation (from other than insufficient watering) were looked for during the site visit. No areas of stressed vegetation were observed on the Subject Property at the time of the site visit.

6.3.12 Solid Waste

A search for areas that are apparently filled or graded by non-natural causes (or filled by unknown material) suggesting trash construction debris, demolition debris, or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal was completed during the site visit. No such areas were observed on the Subject Property at the time of the site visit. Concrete pieces, bricks, and wood debris was observed near the concrete slab in the northern portion. A pile of metal piping, wood, and barb-wire fencing was observed on a concrete slab near a molasses tank. A pile of wood was observed east of the molasses tank. A discarded refrigerator was observed in the eastern portion. No evidence of an environmental concern was observed associated with these areas.

6.3.13 Wastewater

A search for wastewater or other liquids (including storm water) or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Subject Property was completed during the site visit. Storm water runoff is expected to seep into the ground and follow the natural topography to the closest body of water. No wastewater appeared to be discharging on the Subject Property at the time of the site visit.

6.3.14 Wells

Wells, including dry wells, irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells, were looked for during the site visit. One potable well was observed in the northern portion of the Subject Property. One potable well was observed adjacent to a concrete slab in the northern portion.

6.3.15 Septic Systems

Indications of onsite septic systems or cesspools were searched for during the site visit. Evidence of a septic system was observed in the northern portion of the Subject Property.

6.3.16 Other

Several feeding troughs and water troughs were observed onsite. A molasses tank was observed on a concrete slab in the northern portion. No environmental concerns were observed associated with these areas.

7.0 Interviews

7.1 Interviews with Site Contacts

The Client representative (Mr. Edmon Rakipi) and the current property owner (Mr. Robert Gagne) were asked if they knew whether any of the documents below exist and, if so, whether copies would be provided:

- Environmental site assessment reports
- Environmental audit reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits)
- Registrations for USTs and ASTs
- Registrations for underground injection systems
- Material safety data sheets
- Community right-to-know plan
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.
- Reports regarding hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices or reports
- Risk assessments
- Recorded Activity Use Limitations

The above-listed information documentation was either not applicable or available.

The Client representative was also asked to answer the following questions as part of the assessment:

- Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
- Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

The Client representative and the current property owner answered no to the above questions.

ECT interviewed Mr. Bill Hart, the tenant leasing the Subject Property, via telephone. According to Mr. Hart, he has leased the Subject Property since 2006 for grazing of his cattle. He has approximately 120 head of cattle onsite. He is not aware of any environmental issues associated with the Subject Property. Mr. Hart stated he used the onsite cattle pens from 2006 to 2016 to apply pesticide either by pouring on the backs of the cattle or by injections. According to Mr. Hart, the cattle pens have been onsite since the 1970s.

7.2 Interviews with Local Government Officials

ECT contacted a spokesperson for the Pasco County Fire Rescue Department. At the time of the completion of the Phase I ESA report, ECT had not received a return call.

ECT reviewed the Southwest Florida Water Management District well construction permit online database. According to the database, one 2-inch diameter irrigation well was installed in February 1991 in the northeastern portion of the Subject Property and was subsequently abandoned.

ECT contacted a spokesperson for the Pasco County Building Department. According to the spokesperson, the department has no information on any structures built prior to 1985.

No other local governmental officials were contacted during this assessment, but ECT believes enough data was collected during the investigation to support the conclusions of this report.

8.0 Findings, Opinions, and Conclusions

ECT has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and the 30 CFR 312 (All Appropriate Inquiry) of the Subject Property, addressed as 39216 Chancey Road in the City of Zephyrhills, Pasco County, Florida. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed evidence of two RECs, no Historical RECs, and no Controlled RECs associated with the Subject Property. The following summary provides a description of the RECs, historical RECs, controlled RECs, and *de minimis* conditions that were discovered during the Phase I ESA.

8.1 RECs

The following two RECs were identified during this Phase I ESA:

- A historical records review identified the presence of cattle pens in the central portion of the Subject Property from the 1950s to the 1970s. There is a potential that the soil and groundwater in the immediate vicinity of the former cattle pens may have been adversely impacted from the applications of pesticides on the cattle.
- A historical records review identified the existing cattle pens in the northern portion of the Subject Property beginning in the 1990s and possibly earlier as the tree cover may have obscured the pens in earlier aerial photographs. There is a potential that the soil and groundwater in the immediate vicinity of the existing cattle pens may have been adversely impacted from the long-term applications of pesticides on the cattle.

8.2 Historical RECs

No Historical RECs were identified during this Phase I ESA.

8.3 Controlled RECs

No Controlled RECs were identified during this Phase I ESA.

8.4 De Minimis Conditions

No *de minimis* conditions were identified during this Phase I ESA.

8.5 Vapor Intrusion

Vapor intrusion is the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and contaminated groundwater can emit vapors that may migrate through subsurface solid and into air spaces of overlying buildings in ways similar to that of radon gas.

In extreme cases, vapors may accumulate in dwellings or occupied buildings to levels that may pose near-term safety hazards, acute health effects or aesthetic problems. In most cases, the chemical concentrations are low, or depending on site-specific conditions, vapors may not be present at detectable concentrations. In sites with low concentrations, the main concern is whether the chemicals pose an unacceptable risk of chronic health effects due to long-term exposure to these low levels.

In order to effectively reduce or control the risk to human health and the environment, it is necessary to determine if specific exposure pathways exist. If an exposure pathway does exist, the site needs to be evaluated to determine whether contamination is present at levels that may pose significant risk to human health or the environment and whether the exposure pathway is complete. A complete pathway means that humans are exposed to vapors originating from site contamination.

No suspect vapor intrusion pathways were identified during this Phase I ESA.

8.6 Opinion

Based on the findings, ECT is of the opinion that additional assessment activities are warranted to verify the presence or absence of environmental impact from the two identified RECs.

A review of historical information indicates that a rail line is located along the eastern adjacent Subject Property boundary. While rail lines can be found to be contaminated with contaminants of concern associated with the preservation of the rail ties and herbicides used for weed control, ECT is of the opinion that the use of these chemicals along the rail line does not constitute a REC.

ECT is of the opinion that additional investigations are warranted given the use of two sets of cattle pens for the application of pesticides and the proposed conversion of the current pasture use to residential development.

8.7 Conclusion

ECT performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Subject Property, addressed as 39216 Chancey Road in the City of Zephyrhills, Pasco County, Florida. This assessment has revealed evidence of two RECs, no Historical RECs, and no Controlled RECs associated with the Subject Property. Based on the findings, additional site investigation activities in the form of subsurface sampling have been recommended at the Subject Property to assess the presence or absence of environmental impact from the two identified RECs.

9.0 Deviations and Significant Data Gaps

Although the uses of the Subject Property prior to 1941 were not identified, ECT was able to determine the historical usage of the Subject Property from the information sources available for review. No deviations or “significant” data gaps were identified in this Phase I ESA.

10.0 References

American Society for Testing and Materials (ASTM) Standard E 1527-13: Specification Standard Practice for the Phase I Environmental Site Assessment Process, 2013.

Florida Department of Environmental Protection. Cattle Dipping Vats in Florida.
<https://floridadep.gov/waste/district-business-support/documents/cattle-dipping-vats-florida>

Florida Department of Environmental Protection. Institutional Control Registry.
<https://floridadep.gov/waste/waste/content/institutional-controls-registry>

GeoSearch, E RecSearch Report: Inquiry No. 164181, Gagne Property, Paul S. Buchman Highway and Chancey Road, Zephyrhills, Pasco County, Florida, 33540, April 16, 2021.

GeoSearch, Historical Aerial Photographs: Inquiry No. 164181, Gagne Property, Paul S. Buchman Highway and Chancey Road, Zephyrhills, Pasco County, Florida, 33540, April 22, 2021.

GeoSearch, Historical Topographic Maps: Inquiry No. 164181, Gagne Property, Paul S. Buchman Highway and Chancey Road, Zephyrhills, Pasco County, Florida, 33540, April 20, 2021.

OCULUS, FDEP's Web-Based Document Management System,
<http://dwmedms.dep.state.fl.us/Oculus/servlet/login>.

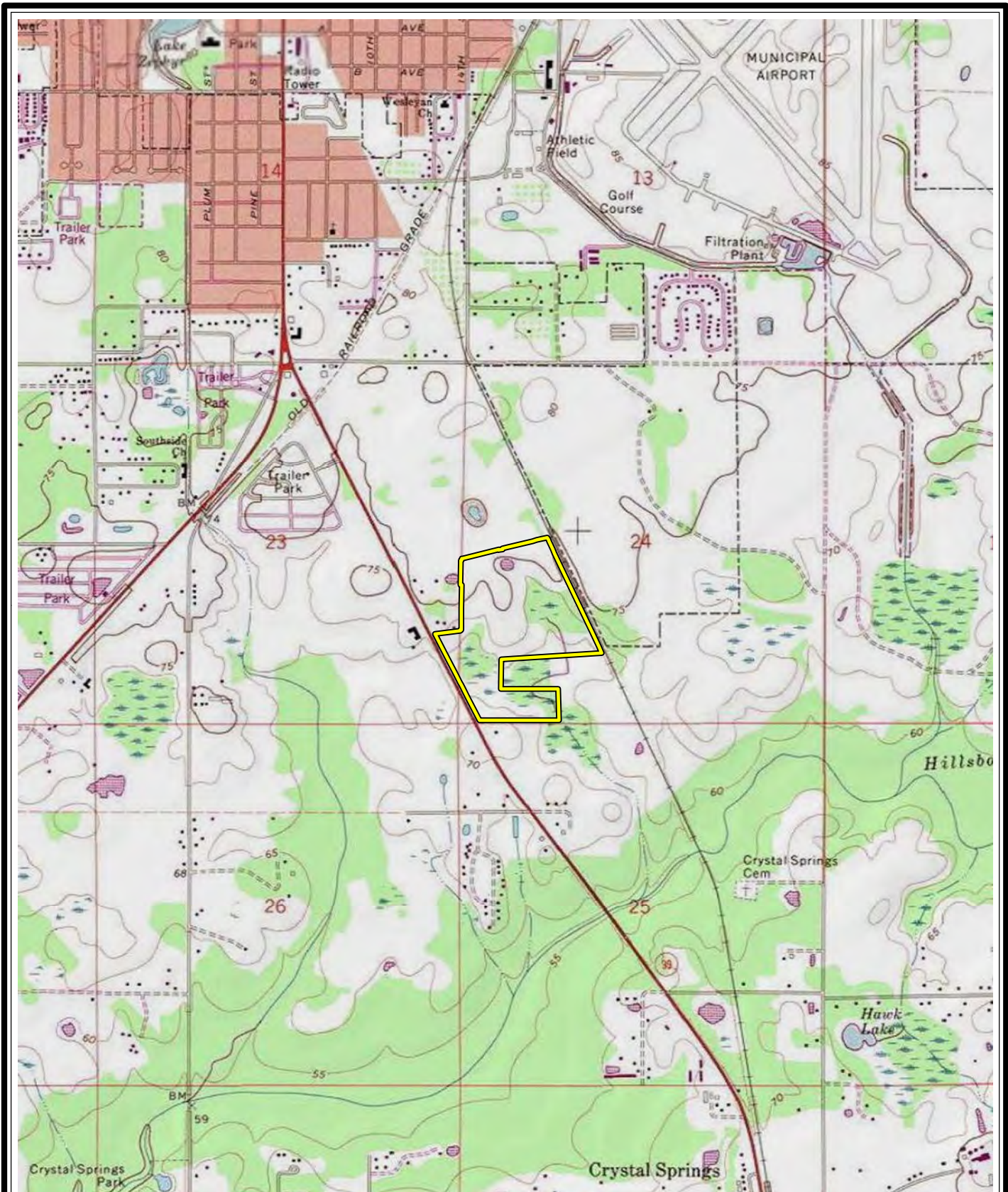
Pasco County Property Appraiser's Office Website. Property Cards. April 2021.
(<https://www.pascopa.com/>)

Southwest Florida Water Management District. Well Construction Permits Viewer.
<https://swfwmd.state.fl.us/business/epermitting/well-construction-permits>

U.S. Geological Survey, 7.5-Minute Series Topographic Map, Zephyrhills, Florida. 1993.

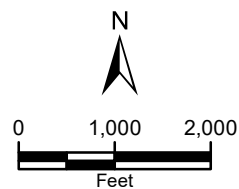
Water Resources Atlas of Florida (1998). Florida State University. Fernald & Purdum, eds.

Figures



Legend

 Property Boundary



**Figure 1
Site Location Map**

Gagne Property
39216 Chancey Road
Zephyrhills, Pasco County, Florida

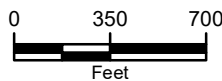




Legend

 Property Boundary

N



**Figure 2
Site and Surrounding
Properties Map**

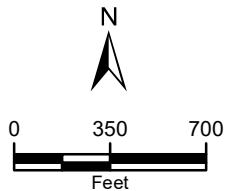
Gagne Property
39216 Chancey Road
Zephyrhills, Pasco County, Florida





Legend

 Property Boundary



**Figure 3
Site Details**

Gagne Property
39216 Chancey Road
Zephyrhills, Pasco County, Florida



Appendix A Parcel Records

Parcel ID		23-26-21-0020-09700-0000 (Card: 1 of 1)	
Classification		06000-Grzgsol Class1	
Mailing Address		Property Value	
GAGNE ROBERT H TRUST		Ag Land	\$1,145
GAGNE ROBERT H TRUSTEE		Land	\$23,328
39441 PATTIE RD		Building	\$0
ZEPHYRHILLS, FL 33540-3106		Extra Features	\$0
Physical Address		Just Value (Classified Use Value)	
Physical Address N/A		\$1,145	
Legal Description (First 200 characters)		Assessed (Non-School Amendment 1) \$1,145	
See Plat for this Subdivision		Non-School Taxable Value	
ZEPHYRHILLS COLONY COMPANY LANDS PB 1		\$1,145	
PG 55 THAT PART OF TRACTS 97 112 & 113		School District Taxable Value	
LYING EAST OF SR 39 EXC FOLL DESC POR		\$1,145	
OF TRACT 97: BEGIN AT NE COR OF TRACT			
97 TH S89DG 18' 37"W ALG N BDY THEREOF			
398.53 F[...]			
Jurisdiction			
CITY OF ZEPHYRHILLS			

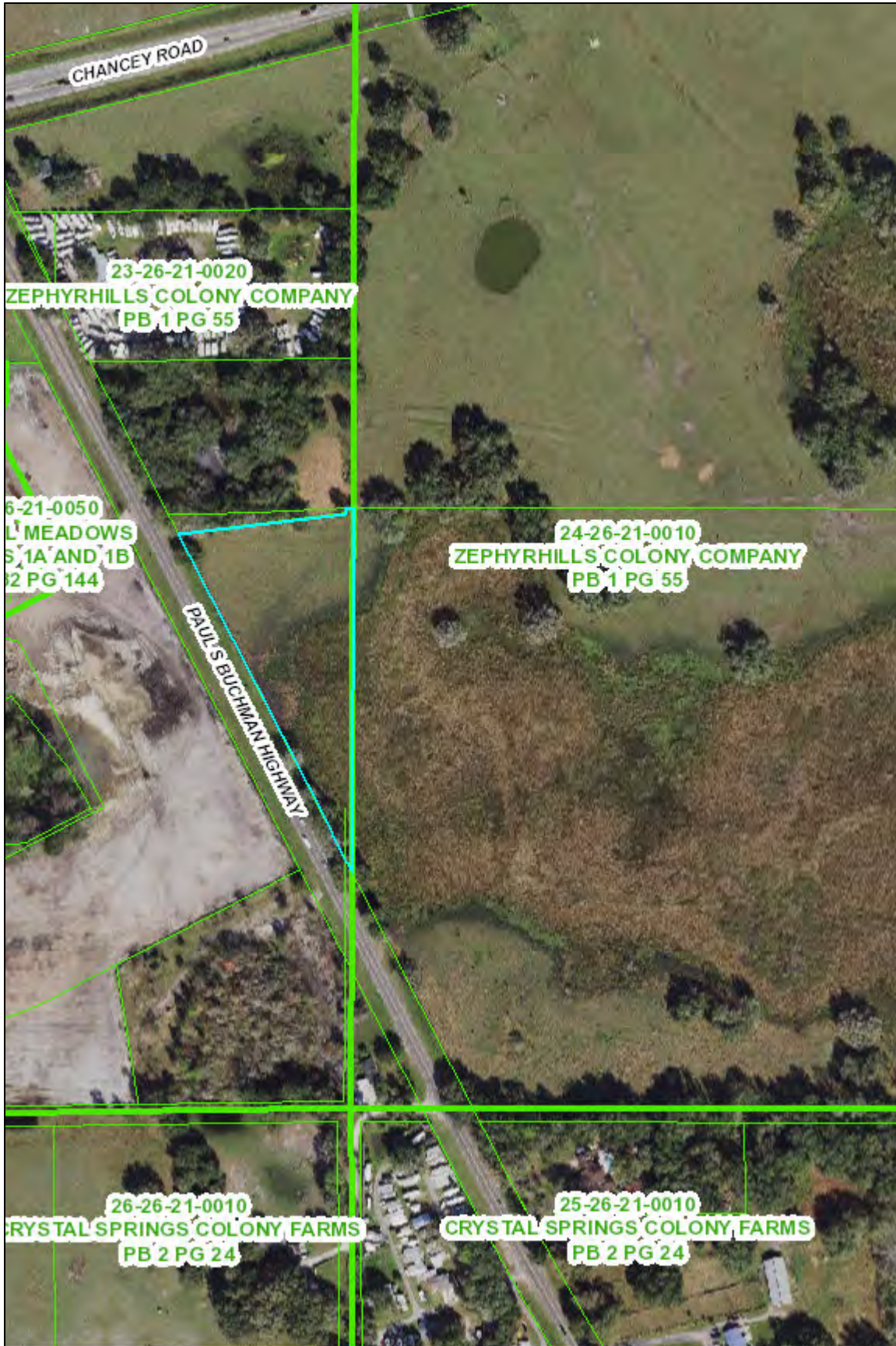
Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	6000V	A1-1	Grazing 1	0PUD	3.27	AC	\$11,890.00	0.60	\$1,145

Additional Land Information			
Acres	Tax Area	FEMA Code	Neighborhood Code(s)
3.27	30ZH	--	3ZHS






Building Information (Card: 1 of 1)	
Unimproved Parcel	

Extra Features (Card: 1 of 1)				
Line	Code	Description	Year	Units
No Extra Features				

Sales History						
Previous Owner:			GAGNE ROBERT			
Month/Year	Book/Page	Type	DOR Code	Condition	Amount	
01/2008	<u>7743 / 1772</u>	Quit Claim Deed		Vacant	\$0	
04/2006	<u>7004 / 0940</u>	Quit Claim Deed		Vacant	\$0	
04/2006	<u>7004 / 0921</u>	Warranty Deed		Vacant	\$0	
01/2006	<u>6801 / 0199</u>	Warranty Deed		Vacant	\$0	
12/1975	<u>0819 / 1631</u>	Warranty Deed		Vacant	\$0	



Legend

-  Street (Labels)
-  Parcel (Lines)
-  Subdivision (Boundaries and Labels)
-  Parcels (Clickable Info)
-  Blocks (Boundaries and Labels)



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

23-26-21-0020-09700-0000

0 0.0375 0.075 0.15 mi



4/20/2021, 10:29:06 AM

Parcel ID		24-26-21-0010-07100-0000 (Card: 1 of 1)	
Classification		06000-Grzgsolil Class1	
Mailing Address		Property Value	
GAGNE ROBERT H TRUST		Ag Land	\$19,286
GAGNE ROBERT H TRUSTEE		Land	\$641,823
39441 PATTIE RD		Building	\$0
ZEPHYRHILLS, FL 33540-3106		Extra Features	\$0
Physical Address		Just Value (Classified Use Value)	
39216 CHANCEY ROAD,		Assessed (Non-School Amendment 1)	
ZEPHYRHILLS, FL 33540		\$19,286	
Legal Description (First 200 characters)		Non-School Taxable Value	
See Plat for this Subdivision		School District Taxable Value	
ZEPHYRHILLS COLONY COMPANY LANDS PB 1		\$19,286	
PG 55 THAT PART OF TRACT 71 LYING WEST		\$19,286	
OF SCL RR R/W & TRACTS 72 73 74 87 88 89			
90 103 104 105 106 119 & 122 & THAT PART			
OF TRACTS 120 & 121 LYING EAST OF SR 39			
E[...]			
Jurisdiction			
CITY OF ZEPHYRHILLS			

Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	5500V	SZ3-LO	Timber 2	OPUD	5.00	AC	\$120.00	1.00	\$200
2	6000V	A1-1	Grazing 1	OPUD	47.96	AC	\$11,890.00	0.76	\$16,786
3	6500V	A1-1	Grazing 6	OPUD	23.00	AC	\$11,890.00	0.76	\$2,300

Additional Land Information			
Acres	Tax Area	FEMA Code	Neighborhood Code(s)
75.96	30ZH	--	3ZHS

Building Information (Card: 1 of 1)	
Unimproved Parcel	

Extra Features (Card: 1 of 1)				
Line	Code	Description	Year	Value
No Extra Features				

Sales History					
Previous Owner:			GAGNE ROBERT		
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
01/2008	<u>7743 / 1772</u>	Quit Claim Deed		Vacant	\$0
04/2006	<u>7004 / 0940</u>	Quit Claim Deed		Vacant	\$0
04/2006	<u>7004 / 0921</u>	Warranty Deed		Vacant	\$0
01/2006	<u>6801 / 0199</u>	Warranty Deed		Vacant	\$0
12/1975	<u>0819 / 1631</u>			Vacant	\$0



Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

24-26-21-0010-07100-0000

0 0.075 0.15 0.3 mi



4/20/2021, 10:25:27 AM

Parcel ID		24-26-21-0010-05800-0000 (Card: 1 of 1)	
Classification		06000-Grzgsolil Class1	
Mailing Address		Property Value	
GAGNE ROBERT H TRUST		Ag Land	\$11
GAGNE ROBERT H TRUSTEE		Land	\$214
39441 PATTIE RD		Building	\$0
ZEPHYRHILLS, FL 33540-3106		Extra Features	\$0
Physical Address		Just Value (Classified Use Value)	
Physical Address N/A		Assessed (Non-School Amendment 1)	
			\$11
Legal Description (First 200 characters)			
See Plat for this Subdivision			
ZEPHYRHILLS COLONY COMPANY LANDS PB 1		Non-School Taxable Value	
PG 55 POR OF TRACT 58 DESC AS FOLL: COM		School District Taxable Value	
AT SW COR OF NW1/4 OF SEC TH S89DG 55'			
06"E ALG SOUTH BDY OF SAID NW1/4 606.90			
FT TH N75DG 54' 21"E 61.25 FT TO SOUTH			
BDY [...]			
Jurisdiction			
CITY OF ZEPHYRHILLS			

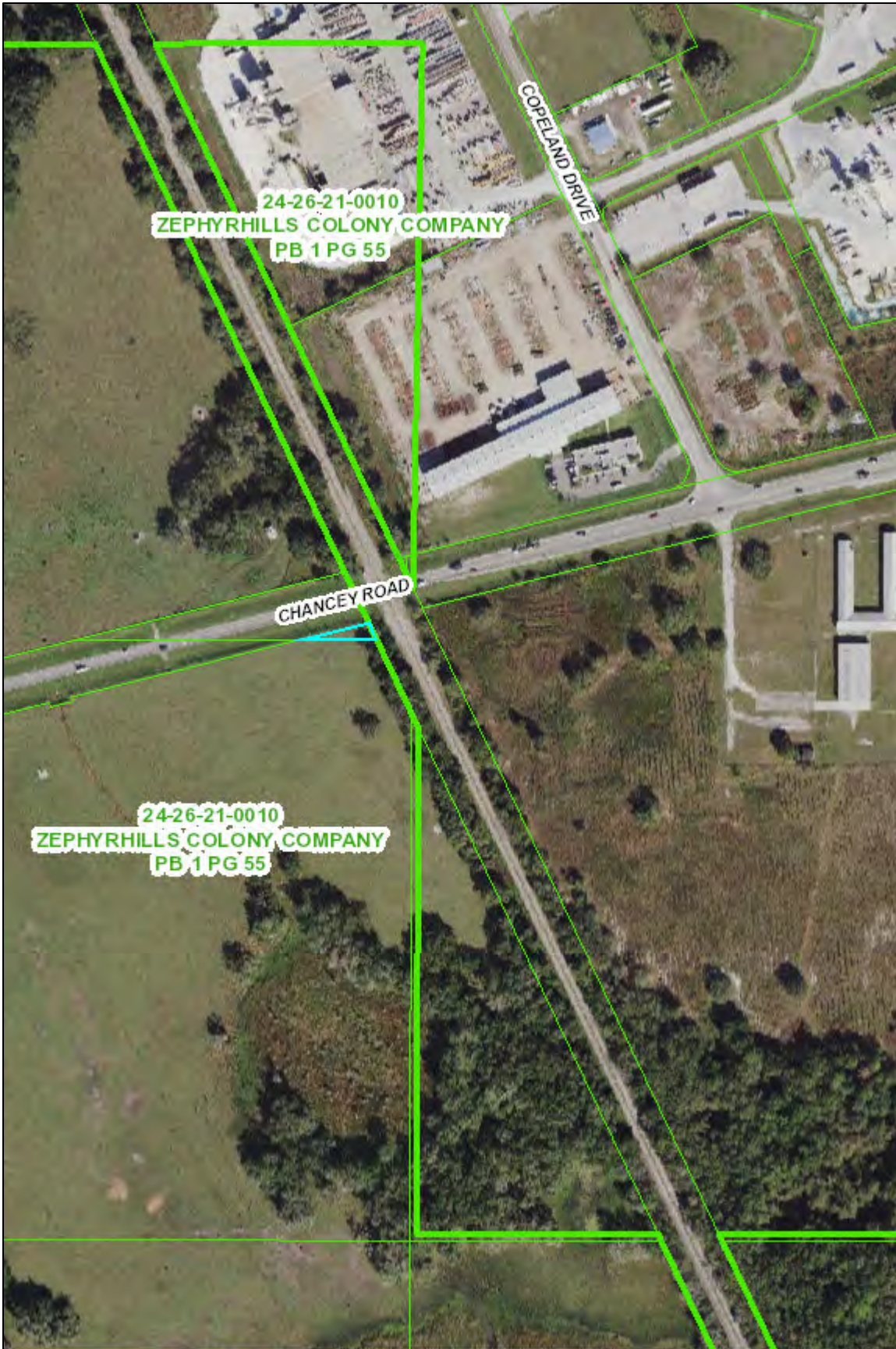
Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	6000V	A1-1	Grazing 1	0PUD	0.03	AC	\$11,890.00	0.60	\$11

Additional Land Information			
Acres	Tax Area	FEMA Code	Neighborhood Code(s)
0.03	30ZH	X	3ZHS






Building Information (Card: 1 of 1)	
Unimproved Parcel	

Extra Features (Card: 1 of 1)				
Line	Code	Description	Year	Units
No Extra Features				

Sales History						
Previous Owner:			GAGNE ROBERT			
Month/Year	Book/Page	Type	DOR Code	Condition	Amount	
01/2008	<u>7743 / 1772</u>	Quit Claim Deed		Vacant	\$0	
04/2006	<u>7004 / 0940</u>	Quit Claim Deed		Vacant	\$0	
04/2006	<u>7004 / 0921</u>	Warranty Deed		Vacant	\$0	
01/2006	<u>6801 / 0199</u>	Warranty Deed		Vacant	\$0	
12/1975	<u>0819 / 1631</u>	Warranty Deed		Vacant	\$0	



Legend

-  Street (Labels)
-  Parcel (Lines)
-  Subdivision (Boundaries and Labels)
-  Parcels (Clickable Info)
-  Blocks (Boundaries and Labels)



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

24-26-21-0010-05800-0000

0 0.0375 0.075 0.15 mi



4/20/2021, 10:26:41 AM

Parcel ID	24-26-21-0000-00400-0010 (Card: 1 of 1)		
Classification	06300-Grzgsolil Class4		
Mailing Address	Property Value		
GAGNE ROBERT H TRUST	Ag Land		\$1,540
GAGNE ROBERT H TRUSTEE	Land		\$46,491
39441 PATTIE RD	Building		\$0
ZEPHYRHILLS, FL 33540-3106	Extra Features		\$0
Physical Address	Just Value (Classified Use Value)		\$1,540
Physical Address N/A	Assessed (Non-School Amendment 1)		\$1,540
Legal Description (First 200 characters)	Non-School Taxable Value		\$1,540
S1/2 OF NE1/4 OF SW1/4 W OF RR & NW 1/4 OF NE 1/4 OF SW 1/4 W OF RR OR 883 PG 1480 OR 819 PG 1631 OR 7004 PG 921 OR 7743 PG 1772	School District Taxable Value		\$1,540
Jurisdiction	CITY OF ZEPHYRHILLS		

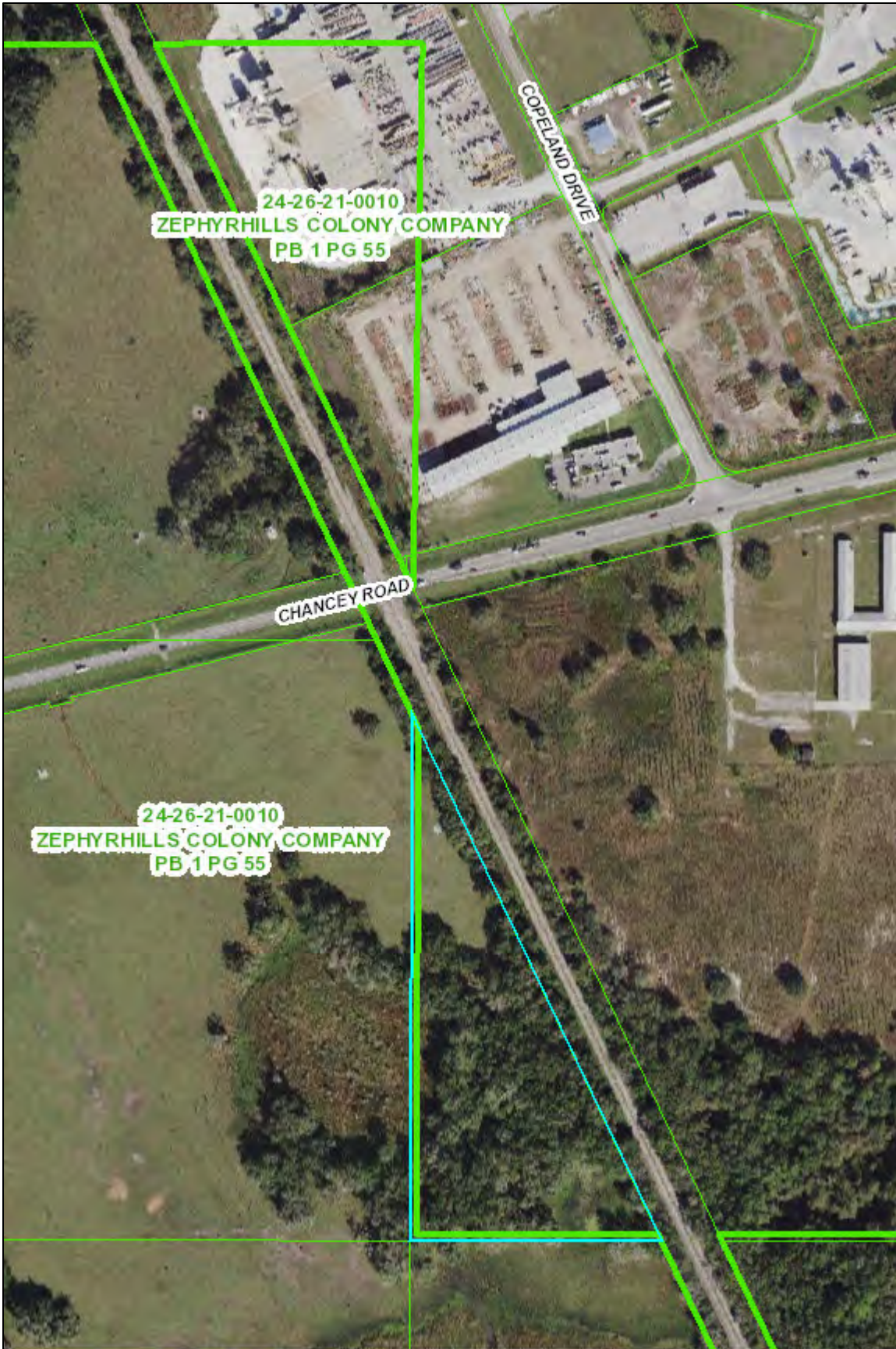
Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	5500V	SZ3-LO	Timber 2	OPUD	1.00	AC	\$120.00	1.00	\$40
2	6000V	A1-1	Grazing 1	OPUD	1.50	AC	\$11,890.00	0.60	\$525
3	6300V	A1-1	Grazing 4	OPUD	5.00	AC	\$11,890.00	0.60	\$975

Additional Land Information			
Acres	Tax Area	FEMA Code	Neighborhood Code(s)
7.50	30ZH	--	3ZHS






Building Information (Card: 1 of 1)
Unimproved Parcel

Extra Features (Card: 1 of 1)				
Line	Code	Description	Year	Value
No Extra Features				

Sales History					
Previous Owner:			GAGNE ROBERT		
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
01/2008	<u>7743 / 1772</u>	Quit Claim Deed		Vacant	\$0
04/2006	<u>7004 / 0940</u>	Quit Claim Deed		Vacant	\$0
04/2006	<u>7004 / 0921</u>	Warranty Deed		Vacant	\$0
01/2006	<u>6801 / 0199</u>	Warranty Deed		Vacant	\$0
12/1975	<u>0819 / 1631</u>			Vacant	\$0



Legend

-  Street (Labels)
-  Parcel (Lines)
-  Subdivision (Boundaries and Labels)
-  Parcels (Clickable Info)
-  Blocks (Boundaries and Labels)



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

24-26-21-0000-00400-0010

0 0.0375 0.075 0.15 mi



4/20/2021, 10:27:58 AM

Parcel ID	24-26-21-0010-10100-0000 (Card: 1 of 1)		
Classification	06000-Grzgsolil Class1		
Mailing Address	Property Value		
GAGNE ROBERT H TRUST	Ag Land		\$6,284
GAGNE ROBERT H TRUSTEE	Land		\$164,607
39441 PATTIE RD	Building		\$0
ZEPHYRHILLS, FL 33540-3106	Extra Features		\$0
Physical Address	Just Value (Classified Use Value)		\$6,284
Physical Address N/A	Assessed (Non-School Amendment 1)		\$6,284
Legal Description (First 200 characters)			
See Plat for this Subdivision			
ZH COL SUB MB 1 PG 55 & B 2 P 1 & 6 TRS		Non-School Taxable Value	
101 108 117 124 W OF RR TRS 102 107 118		\$6,284	
& 123 OR 819 PG 1631 OR 7004 PG 921 OR		School District Taxable Value	
7743 PG 1772		\$6,284	
Jurisdiction			
CITY OF ZEPHYRHILLS			

Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	5500V	SZ3-LO	Timber 2	0PUD	2.00	AC	\$120.00	1.00	\$80
2	6000V	A1-1	Grazing 1	0PUD	11.04	AC	\$11,890.00	0.60	\$3,864
3	6300V	A1-1	Grazing 4	0PUD	12.00	AC	\$11,890.00	0.60	\$2,340

Additional Land Information			
Acres	Tax Area	FEMA Code	Neighborhood Code(s)
25.04	<u>30ZH</u>	--	<u>3ZHS</u>

Building Information (Card: 1 of 1)	
Unimproved Parcel	

Extra Features (Card: 1 of 1)					
Line	Code	Description	Year	Units	Value
No Extra Features					

Sales History					
Previous Owner:			GAGNE ROBERT		
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
01/2008	<u>7743 / 1772</u>	Quit Claim Deed		Vacant	\$0
04/2006	<u>7004 / 0940</u>	Quit Claim Deed		Vacant	\$0
04/2006	<u>7004 / 0921</u>	Warranty Deed		Vacant	\$0
01/2006	<u>6801 / 0199</u>	Warranty Deed		Vacant	\$0
12/1975	<u>0819 / 1631</u>			Vacant	\$0



Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

24-26-21-0010-10100-0000

0 0.0375 0.075 0.15 mi



4/20/2021, 10:30:08 AM

Appendix B Interview Documentation

USER QUESTIONNAIRE

ASTM E 1527-13

X3. USER QUESTIONNAIRE

Project Site: _____

Gagne
Pasco County
Paul Bulchman HWY and Chancey Road

In order to qualify for one of the *Landowner Liability Protections* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*")², the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No ___ Yes If yes, explain: _____

(2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No ___ Yes If yes, explain: _____

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this environmental site assessment (ESA), 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 ___ Yes If yes, explain: _____

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? 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 Yes If not, explain: _____

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

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, as user,

(a) Do you know the past uses of the property?
 No Yes If yes, explain: Cropland / Pasture

(b) Do you know of specific chemicals that are present or once were present at the property?
 No Yes If yes, explain: _____

(c) Do you know of spills or other chemical releases that have taken place at the property?
 No Yes If yes, explain: _____

(d) Do you know of any environmental cleanups that have taken place at the property?
 No Yes If yes, explain: _____

(6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No Yes If yes, explain: _____

(7) Knowledge of adjacent or proximate properties with known, likely, or potential contamination with the potential for adverse impact to the subject property.

As the user of this ESA, based on your knowledge and experience related to adjacent and proximate properties, do you have knowledge of contamination such as from petroleum (gasoline stations), solvents (dry cleaners) and/or hazardous substances (industrial operations) that could have the potential to impact the subject site either directly, through groundwater flow or vapor migration?

No Yes If yes, explain: _____

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I ESA. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. Please provide the following information:

(a) The reason why the Phase I ESA is required.

Pre-close due diligence

(b) The type of property and type of property transaction, for example, sale, purchase, exchange, etc.

Purchase for residential development.

(c) The complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful).

39216 Chanley Road Zephyrhills, FL 33540

(d) The scope of services desired for the Phase I ESA (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E 1527 are to be considered).

N/A

(e) Identification of all parties who will rely on the Phase I ESA report.

Meritage Homes of Florida INC.

(f) Identification of the site contact and how the contact can be reached.

Tyler Vansant - 770-883-6438
Robert Gagne - Bobgagne1@aol.com

(g) Any special terms and conditions which must be agreed upon by the environmental professional.

NO

(h) Any other knowledge or experience with the property that may be pertinent to the

environmental professional (for example, copies of any available prior environmental site assessment reports, document, correspondence, etc., concerning the property and its environmental condition).

N/A

Questionnaire completed by:

Edmon Rallipi
Name

Meritage Homes of Florida Inc
Company

Land Acquisition Manager
Title

04-20-2021
Date

Environmental Site Assessment – Owner/Tenant Questionnaire

Information provided in this questionnaire will be used to develop an understanding of potential environmental issues currently or previously located on the subject site. The information will be used in general accordance with American Society of Testing Materials (ASTM) Standard E1527-13.

Project Name: Gagne Property ECT Project Number: 210302-0100

Site Address: 39216 Chancey Road, Zephyrhills

Name of Person Completing Form: ROBERT GAGNE

Company (if applicable): _____ Title (if applicable): _____

Relationship to the subject site:

Owner Tenant _____ Agent _____ Manager _____ Other (describe) _____

By my signature below, I represent that I have completed this form to the best of my knowledge and that no material facts have been suppressed or misstated.

Signature: Robert Gagne Date: 04/21/21

Please answer the questions below in good faith and to the extent of your knowledge. Unless obvious, please explain any "Yes" answers on final page of this document.

- 1) Is the site currently used or has it been previously used for an industrial purpose? Yes ___ No Unknown ___
- 2) Are/were any adjacent properties currently or previously used for industrial purposes? Yes ___ No ___ Unknown
- 3) Is the site currently used or was it previously uses as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developers, junkyard or landfill? Yes ___ No ___ Unknown ___
- 4) Are/were any adjacent properties currently or previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developers, junkyard or landfill? Yes ___ No Unknown ___
- 5) Are there currently any damaged or discarded automotive or industrial batteries located on the site? Are there pesticides, paints and/or chemicals in individual containers greater than 5 gallons or in aggregate volume of greater than 50 gallons stored or used at the site? Yes ___ No Unknown ___
- 6) Do you have knowledge of damaged or discarded automotive or industrial batteries previously located on the site? Do you have knowledge of pesticides, paints and/or chemicals in individual containers greater than 5 gallons or in aggregate volume of greater than 50 gallons previously used at the site? Yes ___ No Unknown ___

Environmental Site Assessment – Owner/Tenant Questionnaire (continued)

Project Name: _____ **ECT Project Number:** _____

- 7) Are there currently or were there previously industrial drums (typically 55 gallons) or sacks of chemicals located or used on the site? Yes ___ No X Unknown ___
- 8) Has fill dirt from a contaminated property been brought on to the subject site? Yes ___ No X Unknown ___
- 9) Are there currently or were there previously any pits, ponds or lagoons located on the site associated with waste treatment or disposal? Yes ___ No X Unknown ___
- 10) Is there or has there previously been soil stained by petroleum products or hazardous materials located on the site? Yes ___ No X Unknown ___
- 11) Are there currently any registered or unregistered underground or aboveground storage tanks (USTs or ASTs) located on the site? Yes ___ No X Unknown ___
- 12) Have there ever been any registered or unregistered USTs or ASTs removed, abandoned or closed-in-place at the site? Yes ___ No X Unknown ___
- 13) Are there any fill pipes, vent pipes or access ways protruding from the ground surface at the site? Yes ___ No X Unknown ___
- 14) Are there currently or were there previously any flooring, drains or walls located on the site stained by substances other than water and emitting foul odors? Yes ___ No X Unknown ___
- 15) Are you aware of any current or past operations on the site regarding the manufacturing, storage and/or disposal of hazardous substances or petroleum products on the site? Yes ___ No X Unknown ___
- 16) Are you aware of any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials that have been dumped on, buried and/or burned on the site? Yes ___ No X Unknown ___
- 17) Are there transformers, capacitors or hydraulic equipment located on the site that have been identified to contain polychlorinated biphenyls (PCBs)? Yes ___ No X Unknown ___
- 18) Does the site discharge waste water (excluding storm water or sanitary waste) on to the site or adjacent to the site or into a storm water collection system? Yes ___ No X Unknown ___
- 19) Are you aware of any adjacent properties that discharge waste water (excluding storm water or sanitary waste) on to the subject site or adjacent to the subject site or into a storm water collection system? Yes ___ No X Unknown ___

Environmental Site Assessment – Owner/Tenant Questionnaire (continued)

Project Name: _____ ECT Project Number: _____

- 20) Have there ever been any man-made structures (buildings, docks, sheds, etc.) located on the site? If so, please provide the approximate construction date for each structure. Yes ___ No Unknown ___
- 21) Are there currently or was there previously any water supply wells and/or septic tanks located on the site? Yes No ___ Unknown ___
water well ?
- 22) Are you aware of any environmental liens or governmental notifications/letters relating to past or recurrent violations of environmental laws with respect to the site or any facility operating on the site? Yes ___ No Unknown ___
- 23) Do you have knowledge of the current or past existence of any environmental violations with respect to the site or any facility operating on the site? Yes ___ No Unknown ___
- 24) Do you have any knowledge of any environmental site assessments that indicated the presence of hazardous substances and/or petroleum products on the site and/or indicated contamination of the site and/or recommended further assessment of site? Yes ___ No Unknown ___
- 25) Do you have any knowledge of any past, threatened or pending lawsuits or administrative proceedings concerning a release or a threatened release of any hazardous substance or petroleum products involving the site by any existing or former owner or occupant of the site or an adjacent property? Yes ___ No Unknown ___
- 26) Are you aware of any other adverse environmental conditions that currently exist or previously existed on the subject site that were not previously addressed in this questionnaire? Yes ___ No Unknown ___

EXPLANATIONS (attach additional sheets as necessary):

Site currently leased for cattle grazing to William Hart (next door to the S.E. off Patti Rd. 813-956-9022) Pens to be removed before closing.

Appendix C GeoSearch E RecSearch Report

E RecSearch Report

[GeoLens by GeoSearch](#)

Target Property:

Gagne Property

**Paul S Buchman Hwy & Chancey Rd
Zephyrhills, Pasco County, Florida 33540**

Prepared For:

Environmental Consulting & Technology- Tampa

Order #: 164181

Job #: 406148

Date: 04/16/2021

Table of Contents

<i>Target Property Summary</i>	1
<i>Database Summary</i>	2
<i>Database Radius Summary</i>	6
<i>Radius Map</i>	10
<i>Ortho Map</i>	12
<i>Topographic Map</i>	13
<i>Located Sites Summary</i>	14
<i>Site Summary By Database</i>	15
<i>Elevation Summary</i>	16
<i>Unlocated Sites Summary</i>	31
<i>Environmental Records Definitions</i>	32
<i>Unlocatable Report</i>	See Attachment
<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

Gagne Property
Paul S Buchman Hwy & Chancey Rd
Zephyrhills, Florida 33540

Coordinates

Area centroid (-82.169643, 28.2050544)
74 feet above sea level

USGS Quadrangle

Zephyrhills, FL

Geographic Coverage Information

County/Parish: Pasco (FL)

ZipCode(s):

Zephyrhills FL: 33540, 33541, 33542

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSFL	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR04	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR04	1	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		1	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR04	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSFL	1	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR04	0	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	HWCD	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR04	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR04	1	0	TP/AP
SEMS LIEN ON PROPERTY	SEMCLIENS	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	SSEHRIPFAS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	1	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		3	0	

Database Summary

STATE (FL) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENGINEERING AND INSTITUTIONAL CONTROL SITES	ICEC	0	0	TP/AP
ABOVEGROUND STORAGE TANKS	AST	1	0	0.2500
UNDERGROUND STORAGE TANKS	UST	0	0	0.2500
BROWNFIELD AREAS	BF	0	0	0.5000
BROWNFIELDS SITE REHABILITATION AGREEMENT SITES	BSRA	0	0	0.5000
REGISTERED LEAKING STORAGE TANKS	LUAST	1	0	0.5000
SOLID WASTE FACILITIES	SWF	1	0	0.5000
VOLUNTARY CLEANUP SITES	VCS	0	0	0.5000
STATE HAZARDOUS WASTE SITES	SHWS	0	0	1.0000
SUB-TOTAL		3	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CLEANUP SITES	DEPCLEANUP	0	0	TP/AP
GROUND WATER CONTAMINATION AREAS	GWCA	0	0	TP/AP
SPILLS LISTING	SPILLS	1	0	TP/AP
UNDERGROUND INJECTION CONTROL WELLS	UIC	0	0	TP/AP
CATTLE DIP VATS	CDV	0	0	0.1250
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	1	0	0.1250
DRY CLEANERS	CLEANERS	0	0	0.2500
HISTORICAL DRY CLEANERS	HISTCLEANERS	0	0	0.2500
DRYCLEANING SOLVENT PROGRAM CLEANUP SITES	CLEANUPS	0	0	0.5000
SUB-TOTAL		2	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR04	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
-----------	--	---	---	--

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
-----------	--	---	---	--

TOTAL		9	0	
-------	--	---	---	--

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR04	0.0200	0	NS	NS	NS	NS	NS	0
ERNSFL	0.0200	0	NS	NS	NS	NS	NS	0
FRSFL	0.0200	1	NS	NS	NS	NS	NS	1
HMIRSR04	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES04	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR04	0.0200	1	NS	NS	NS	NS	NS	1
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR04	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR04	0.1250	0	1	NS	NS	NS	NS	1
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	1	NS	1
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		2	1	0	0	1	0	4

Database Radius Summary

STATE (FL) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DEPCLEANUP	0.0200	0	NS	NS	NS	NS	NS	0
GWCA	0.0200	0	NS	NS	NS	NS	NS	0
ICEC	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	1	NS	NS	NS	NS	NS	1
UIC	0.0200	0	NS	NS	NS	NS	NS	0
CDV	0.1250	0	0	NS	NS	NS	NS	0
NPDES	0.1250	0	1	NS	NS	NS	NS	1
AST	0.2500	0	0	1	NS	NS	NS	1
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
HISTCLEANERS	0.2500	0	0	0	NS	NS	NS	0
UST	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
BSRA	0.5000	0	0	0	0	NS	NS	0
CLEANUPS	0.5000	0	0	0	0	NS	NS	0
LUAST	0.5000	0	0	0	1	NS	NS	1
SWF	0.5000	0	0	0	1	NS	NS	1
VCS	0.5000	0	0	0	0	NS	NS	0
SHWS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		1	1	1	2	0	0	5

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR04	0.2500	0	0	0	NS	NS	NS	0
LUSTR04	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
------------------	--	----------	----------	----------	----------	----------	----------	----------

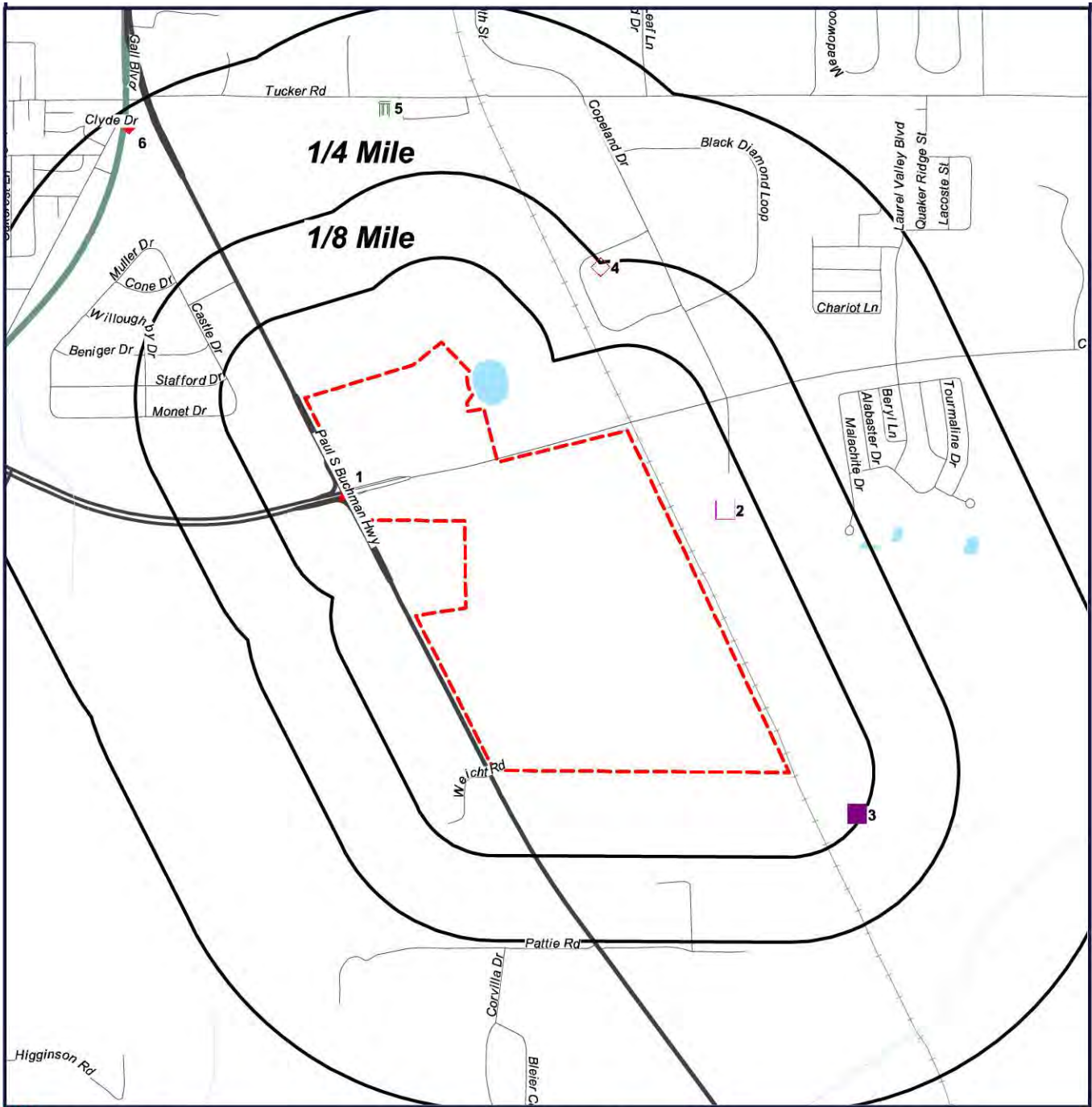
TOTAL		3	2	1	2	1	0	9
--------------	--	----------	----------	----------	----------	----------	----------	----------

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 2



- Target Property (TP)
- SPILLS
- RCRANGR04
- NPDES
- AST
- SWF
- LUAST
- FUDS

Gagne Property
Paul S Buchman Hwy
& Chancey
Rd
Zephyrhills, Florida
33540

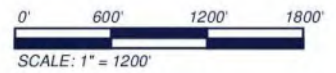


Ortho Map

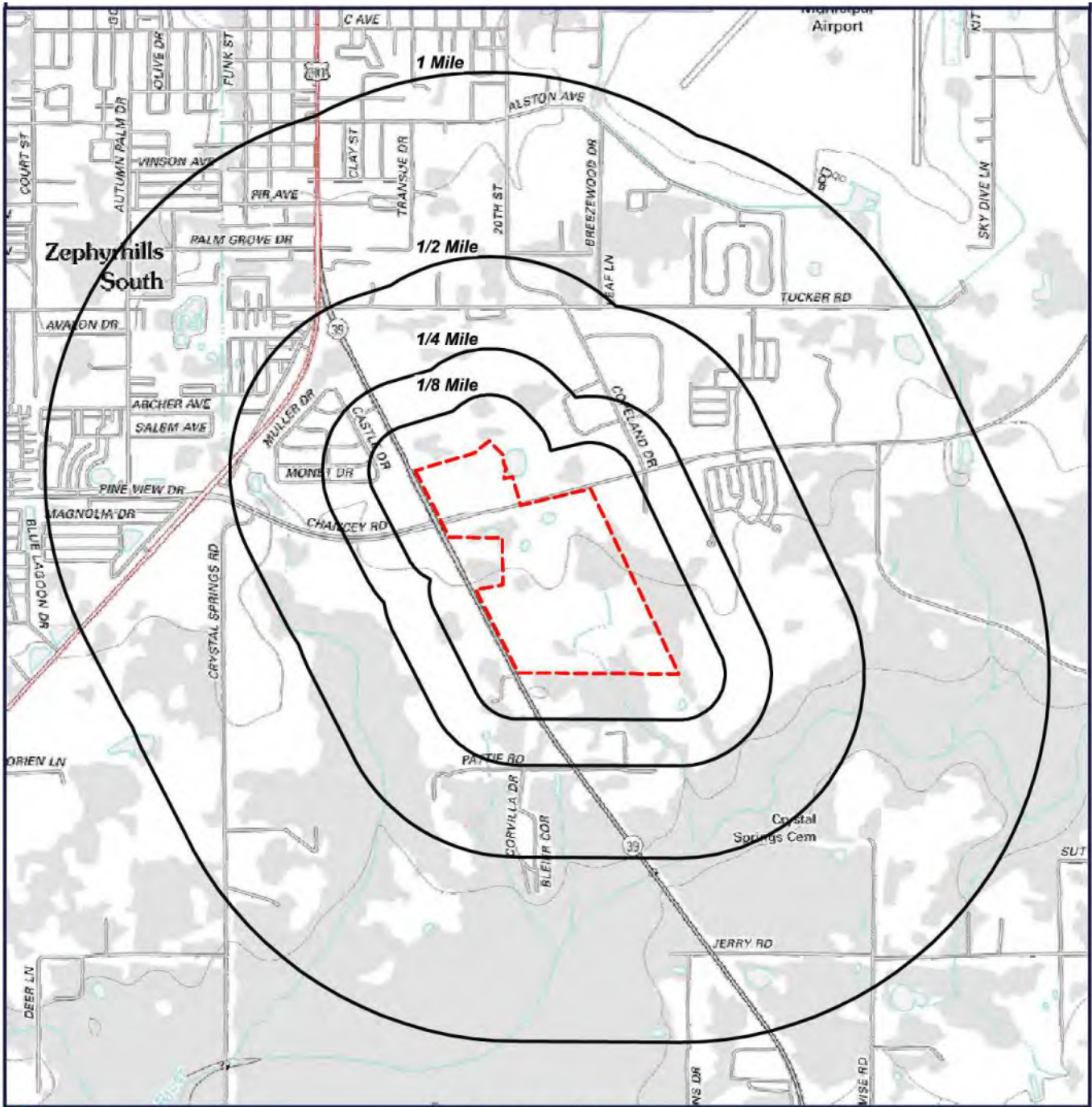



-  Target Property (TP)
-  SPILLS
-  RCRANGR04
-  NPDES
-  AST
-  SWF
-  LUAST
-  FUDS

Quadrangle(s):
Zephyrhills
Gagne Property
Paul S Buchman Hwy
& Chancey
Rd
Zephyrhills, Florida
33540

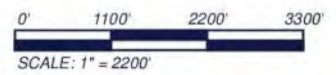


Topographic Map



 Target Property (TP)

Quadrangle(s):
Zephyrhills
Source: USGS,
07/20/2012
Gagne Property
Paul S Buchman Hwy
& Chancey
Rd
Zephyrhills, Florida



Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	FRSFL	110032763301	Higher (77 ft.)	0.012 mi. WSW (63 ft.)	HIDDEN RIVER	S OF CHANCEY RD & E OF SR 39, ZEPHYRHILLS, FL 33542	17
1	PCSR04	FLR10DE52	Higher (77 ft.)	0.012 mi. WSW (63 ft.)	HIDDEN RIVER	S OF CHANCEY RD & E OF SR 39, FL	18
1	SPILLS	46562SP	Higher (77 ft.)	0.011 mi. WSW (58 ft.)		PAUL BUCHMAN HIGHWAY AND CHANCEY ROAD, ZEPHYRHILLS, FL	20
2	RCRANGR04	FLR000131334	Higher (79 ft.)	0.081 mi. ENE (428 ft.)	WILLIAMS BROTHERS #HDWB0090	39336 CHANCEY RD, ZEPHYRHILLS, FL 33540	21
3	NPDES	FLR10RM27	Lower (72 ft.)	0.118 mi. ESE (623 ft.)	HIDDEN RIVER, PHASE 1 & 2	3293 MOULDEN HOLLOW DR, ZEPHYRHILLS, FL	23
4	AST	9700423AST	Higher (80 ft.)	0.243 mi. N (1283 ft.)	OLDCASTLE COASTAL	3749 COPELAND DR, ZEPHYRHILLS, FL 33542	24
5	SWF	106516SWF	Higher (87 ft.)	0.355 mi. NNW (1874 ft.)	V&M TREE SERVICES INC	38900 TUCKER RD, ZEPHYRHILLS, FL 33542	25
6	LUAST	8519836LUAST	Higher (83 ft.)	0.477 mi. NW (2519 ft.)	PASCO SHELL STORES INC	3944 GALL BLVD, ZEPHYRHILLS, FL 33541	26
7	FUDS	I04FL0103	Higher (89 ft.)	0.738 mi. NNE (3897 ft.)	ZEPHYR HILLS CITY AIRPORT	PASCO COUNTY, ZEPHYRHILLS, FL 33542	28

Site Summary By Database

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
4	AST	9700423AST	Higher (80 ft.)	0.243 mi. N (1283 ft.)	OLDCASTLE COASTAL	3749 COPELAND DR, ZEPHYRHILLS, FL 33542
1	FRSFL	110032763301	Higher (77 ft.)	0.012 mi. WSW (63 ft.)	HIDDEN RIVER	S OF CHANCEY RD & E OF SR 39, ZEPHYRHILLS, FL 33542
7	FUDS	I04FL0103	Higher (89 ft.)	0.738 mi. NNE (3897 ft.)	ZEPHYR HILLS CITY AIRPORT	PASCO COUNTY, ZEPHYRHILLS, FL 33542
6	LUAST	8519836LUAST	Higher (83 ft.)	0.477 mi. NW (2519 ft.)	PASCO SHELL STORES INC	3944 GALL BLVD, ZEPHYRHILLS, FL 33541
3	NPDES	FLR10RM27	Lower (72 ft.)	0.118 mi. ESE (623 ft.)	HIDDEN RIVER, PHASE 1 & 2	3293 MOULDEN HOLLOW DR, ZEPHYRHILLS, FL
1	PCSR04	FLR10DE52	Higher (77 ft.)	0.012 mi. WSW (63 ft.)	HIDDEN RIVER	S OF CHANCEY RD & E OF SR 39, FL
2	RCRANGR04	FLR000131334	Higher (79 ft.)	0.081 mi. ENE (428 ft.)	WILLIAMS BROTHERS #HDWB0090	39336 CHANCEY RD, ZEPHYRHILLS, FL 33540
1	SPILLS	46562SP	Higher (77 ft.)	0.011 mi. WSW (58 ft.)		PAUL BUCHMAN HIGHWAY AND CHANCEY ROAD, ZEPHYRHILLS, FL
5	SWF	106516SWF	Higher (87 ft.)	0.355 mi. NNW (1874 ft.)	V&M TREE SERVICES INC	38900 TUCKER RD, ZEPHYRHILLS, FL 33542

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 74 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	FRSFL	77 ft.	HIDDEN RIVER	S OF CHANCEY RD & E OF SR 39, ZEPHYRHILLS, FL 33542	17
1	PCSR04	77 ft.	HIDDEN RIVER	S OF CHANCEY RD & E OF SR 39, FL	18
1	SPILLS	77 ft.		PAUL BUCHMAN HIGHWAY AND CHANCEY ROAD, ZEPHYRHILLS, FL	20
2	RCRANGR04	79 ft.	WILLIAMS BROTHERS #HDWB0090	39336 CHANCEY RD, ZEPHYRHILLS, FL 33540	21
4	AST	80 ft.	OLDCASTLE COASTAL	3749 COPELAND DR, ZEPHYRHILLS, FL 33542	24
5	SWF	87 ft.	V&M TREE SERVICES INC	38900 TUCKER RD, ZEPHYRHILLS, FL 33542	25
6	LUAST	83 ft.	PASCO SHELL STORES INC	3944 GALL BLVD, ZEPHYRHILLS, FL 33541	26
7	FUDS	89 ft.	ZEPHYR HILLS CITY AIRPORT	PASCO COUNTY, ZEPHYRHILLS, FL 33542	28

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
3	NPDES	72 ft.	HIDDEN RIVER, PHASE 1 & 2	3293 MOULDEN HOLLOW DR, ZEPHYRHILLS, FL	23

Facility Registry System (FRSFL)

[MAP ID# 1](#)

Distance from Property: 0.012 mi. (63 ft.) WSW
Elevation: 77 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: 110032763301

NAME: HIDDEN RIVER

LOCATION ADDRESS: S OF CHANCEY RD & E OF SR 39
ZEPHYRHILLS, FL 33542

COUNTY: PASCO

EPA REGION: 04

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

HIDDEN RIVER

PROGRAM/S LISTED FOR THIS FACILITY

FDM - FDM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

Permit Compliance System (PCSR04)

MAP ID# 1

Distance from Property: 0.012 mi. (63 ft.) WSW
Elevation: 77 ft. (Higher than TP)

FACILITY INFORMATION

PERMIT #: FLR10DE52
NAME: HIDDEN RIVER
PHYSICAL ADDRESS: S OF CHANCEY RD & E OF SR 39
NOT REPORTED, FL NOT REPORT
FACILITY TYPE: OTHER
PERMIT TYPE: STORM WATER GENERAL
PERMIT EXPIRED: 06/21/2011
RECEIVING WATERS: NOT REPORTED
STANDARD INDUSTRIAL CODE: NOT REPORTED

INSPECTIONS

INSPECTION DATE:	INSPECTION CODE:	INSPECTION TYPE:
NOT REPORT	NOT REPORTED	NOT REPORTED

HISTORIC COMPLIANCE

HISTORIC LAST REPORTED NON-COMPLIANCE:	HISTORIC NON-COMPLIANCE QUARTER (YYYYQ):
NOT REPORTED	20091
NOT REPORTED	20092
NOT REPORTED	20093
NOT REPORTED	20094
NOT REPORTED	20101

EFFLUENT VIOLATIONS

MONITORING DATE: NOT REPORTED
EFFLUENT VIOLATION: NOT REPORTED
QNCR MEASUREMENT/VIOLATION DETECTION: NOT REPORTED
QNCR MEASUREMENT/VIOLATION DATE: NOT REPORTED
QNCR RESOLUTION DATE: NOT REPORTED
PARAMETER DESCRIPTION: NOT REPORTED

SINGLE EVENT VIOLATIONS

SINGLE EVENT VIOLATION: NOT REPORTED
SINGLE EVENT DATE: NOT REPORTED
RNC DETECTION CODE: NOT REPORTED
RNC DETECTION DATE: NOT REPORTED
RNC RESOLUTION CODE: NOT REPORTED
RNC RESOLUTION DATE: NOT REPORTED

COMPLIANCE SCHEDULE VIOLATIONS

VIOLATION CODE: NOT REPORTED
VIOLATION DATE (YEAR/MONTH): NOT REPORTED
DATE OF RNC (YEAR/MONTH): NOT REPORTED
RESOLUTION OF RNC: NOT REPORTED
RESOLUTION DATE (YEAR/MONTH): NOT REPORTED

Permit Compliance System (PCSR04)

QNCR COMPLIANCE SCHEDULE VIOLATION: **NOT REPORTED**

ENFORCEMENT ACTIONS AND PENALTIES

ENFORCEMENT ACTION FILE NUMBER: **NOT REPORTED**

ENFORCEMENT ACTION: **NOT REPORTED**

ENFORCEMENT ACTION TYPE ORDER ISSUED: **NOT REPORTED**

ENFORCEMENT ACTION DATE: **NOT REPORTED**

ENFORCEMENT ACTION STATUS: **NOT REPORTED**

PENALTY AMOUNT ASSESSED: **NOT REPORTED**

PENALTY ASSESSED BY JUDICIAL DECREE: **NOT REPORTED**

[Back to Report Summary](#)

Spills Listing (SPILLS)

MAP ID# 1

Distance from Property: 0.011 mi. (58 ft.) WSW
Elevation: 77 ft. (Higher than TP)

INCIDENT INFORMATION

UNIQUE ID: 46562SP

INCIDENT ID: 46562

INCIDENT LOCATION: PAUL BUCHMAN HIGHWAY AND CHANCEY ROAD
ZEPHYRHILLS , FL

COUNTY: PASCO

INCIDENT DATE: 2/1/2012

INCIDENT STATUS: NOT REPORTED

INCIDENT TYPE: NOT REPORTED

INCIDENT DETAILS

POLLUTANT NAME:	ACTUAL VOLUME:	MEDIA:	DESCRIPTION:	ACTION:
MOTOR OIL	10.00 GAL	IMPERVIOUS SURFACE	SPILL	ABSORBENT USED
MOTOR OIL	10.00 GAL	IMPERVIOUS SURFACE	SPILL	INVESTIGATION
MOTOR OIL	10.00 GAL	IMPERVIOUS SURFACE	SPILL	RP IDENTIFIED
MOTOR OIL	10.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	ABSORBENT USED
MOTOR OIL	10.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	INVESTIGATION
MOTOR OIL	10.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	RP IDENTIFIED
RADIATOR FLUID	2.00 GAL	IMPERVIOUS SURFACE	SPILL	ABSORBENT USED
RADIATOR FLUID	2.00 GAL	IMPERVIOUS SURFACE	SPILL	INVESTIGATION
RADIATOR FLUID	2.00 GAL	IMPERVIOUS SURFACE	SPILL	RP IDENTIFIED
RADIATOR FLUID	2.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	ABSORBENT USED
RADIATOR FLUID	2.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	INVESTIGATION
RADIATOR FLUID	2.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	RP IDENTIFIED
TRANSMISSION OIL	5.00 GAL	IMPERVIOUS SURFACE	SPILL	ABSORBENT USED
TRANSMISSION OIL	5.00 GAL	IMPERVIOUS SURFACE	SPILL	INVESTIGATION
TRANSMISSION OIL	5.00 GAL	IMPERVIOUS SURFACE	SPILL	RP IDENTIFIED
TRANSMISSION OIL	5.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	ABSORBENT USED
TRANSMISSION OIL	5.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	INVESTIGATION
TRANSMISSION OIL	5.00 GAL	IMPERVIOUS SURFACE	VEHICLE ACCIDENT	RP IDENTIFIED

[Back to Report Summary](#)

Resource Conservation & Recovery Act - Non-Generator (RCRANGR04)

MAP ID# 2

Distance from Property: 0.081 mi. (428 ft.) ENE
Elevation: 79 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: FLR000131334

NAME: WILLIAMS BROTHERS #HDWB0090

ADDRESS: 39336 CHANCEY RD

ZEPHYRHILLS, FL 33540

CONTACT NAME: ROBERT PERKINS

CONTACT ADDRESS: 3936 CHANCEY RD

ZEPHYRHILLS FL 33540-0000

CONTACT PHONE: 760-602-8700

NON-NOTIFIER:

DATE RECEIVED BY AGENCY: 11/16/2011

CERTIFICATION

CERTIFICATION NAME:

CERTIFICATION TITLE:

CERTIFICATION SIGNED DATE:

PENDING DATA ENTRY

UNKNOWN

05/01/2006

INDUSTRY CLASSIFICATION (NAICS)

42331 - LUMBER, PLYWOOD, MILLWORK, AND WOOD PANEL MERCHANT WHOLESALERS

423310 - LUMBER, PLYWOOD, MILLWORK, AND WOOD PANEL MERCHANT WHOLESALERS

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **05/13/2020**

SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**

CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**

UNDERGROUND INJECTION: **NO**

MIXED WASTE GENERATOR: **NO**

UNIVERSAL WASTE DESTINATION FACILITY: **NO**

RECYCLER: **NO**

TRANSFER FACILITY: **NO**

TRANSPORTER: **NO**

USED OIL FUEL BURNER: **NO**

ONSITE BURNER EXEMPTION: **NO**

USED OIL PROCESSOR: **NO**

FURNACE EXEMPTION: **NO**

USED OIL FUEL MARKETER TO BURNER: **NO**

USED OIL REFINER: **NO**

SPECIFICATION USED OIL MARKETER: **NO**

USED OIL TRANSFER FACILITY: **NO**

USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS

11/16/2011 CEI COMPLIANCE EVALUATION INSPECTION ON-SITE

VIOLATIONS - **NO VIOLATIONS REPORTED** -

ENFORCEMENTS - **NO ENFORCEMENTS REPORTED** -

HAZARDOUS WASTE

D001 IGNITABLE WASTE

D002 CORROSIVE WASTE

D009 MERCURY

Resource Conservation & Recovery Act - Non-Generator (RCRANGR04)

D018 BENZENE

D035 METHYL ETHYL KETONE

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

[Back to Report Summary](#)

National Pollutant Discharge Elimination System Facilities (NPDES)

MAP ID# 3

Distance from Property: 0.118 mi. (623 ft.) ESE
Elevation: 72 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: **FLR10RM27**
FACILITY NAME: **HIDDEN RIVER, PHASE 1 & 2**
ADDRESS: **3293 MOULDEN HOLLOW DR**
ZEPHYRHILLS , FL
COUNTY: **PASCO**

FACILITY DETAILS

FACILITY TYPE: **CONSTRUCTION STORMWATER GP**
STATUS: **ACTIVE**
OWNERSHIP: **UNKNOWN**
COMPANY NAME: **LENNAR HOMES LLC**
RELATED PARTY NAME: **MARK METHENY, PMTE**
RELATED PARTY ADDRESS: **4600 W CYPRESS ST STE 200**
TAMPA FL 33607-4099
RELATED PARTY PHONE: **NOT REPORTED**
RELATED PARTY EMAIL: **MARK.METHENY@LENNAR.COM**
PERMIT TYPE: **GENERIC PERMIT**
DATE OF ISSUE: **12/7/2017**
DATE OF EXPIRATION: **12/6/2022**
NATURE OF BUSINESS: **NOT REPORTED**
TREATMENT: **NOT REPORTED**
CAPACITY: **NOT REPORTED**
DOMESTIC WASTEWATER FACILITY CLASS: **NOT REPORTED**
OFFICE: **TALLAHASSEE NPDES STORMWATER**

[Back to Report Summary](#)

Aboveground Storage Tanks (AST)

MAP ID# 4

Distance from Property: 0.243 mi. (1,283 ft.) N
Elevation: 80 ft. (Higher than TP)

FACILITY INFORMATION

FACILITY ID: 9700423
FACILITY NAME: OLDCASTLE COASTAL
ADDRESS: 3749 COPELAND DR
ZEPHYRHILLS, FL 33542
COUNTY: PASCO
TYPE: C-FUEL USER/NON-RETAIL
STATUS: OPEN
CONTACT: JOHN WIDELL - EHS MGR
PHONE: 8137831970

[Florida Oculus](#)

Some records may not have additional documentation available from the Oculus Website

TANK INFORMATION (NOTE: CONSTRUCTION, PIPING, AND MONITORING INFO NOT SHOWN FOR CLOSED TANKS)

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
1	10000	VEHICULAR DIESEL	2/1/1997	ABOVEGROUND	IN SERVICE/2/1/1997

TANK CONSTRUCTION INFORMATION

TANK #:	CONSTRUCTION:
1	C - STEEL
1	I - DOUBLE WALL
1	M - SPILL CONTAINMENT BUCKET
1	O - TIGHT FILL
1	P - LEVEL GAUGES/ALARMS
1	N - FLOW SHUT-OFF

TANK PIPING INFORMATION

TANK #:	PIPING:
1	A - ABV, NO SOIL CONTACT
1	B - STEEL/GALVANIZED METAL
1	D - EXTERNAL PROTECTIVE COATING
1	I - SUCTION PIPING SYSTEM

TANK MONITORING INFORMATION

TANK #:	MONITORING:
1	F - MONITOR DBL WALL TANK SPACE
1	Q - VISUAL INSPECTION OF ASTS

OWNER INFORMATION

OWNER NAME: COASTAL AN OLDCASTLE CO
OWNER ADDRESS: ATTN: EHS MANAGER STE 200
TAMPA FL 33614

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

[Back to Report Summary](#)

Solid Waste Facilities (SWF)

MAP ID# 5

Distance from Property: 0.355 mi. (1,874 ft.) NNW
Elevation: 87 ft. (Higher than TP)

INCIDENT INFORMATION

GEOSEARCH ID: 106516SWF

FACILITY ID: 106516

FACILITY NAME: V&M TREE SERVICES INC

ADDRESS: 38900 TUCKER RD
ZEPHYRHILLS , FL 33542

COUNTY: PASCO

[Florida Oculus](#)

Some records may not have additional documentation available from the Oculus Website

[Facility Inventory Report](#)

FACILITY STATUS:	CLASS:	CLASS STATUS:
REGISTERED	NOT REPORTED	NOT REPORTED
REGISTERED	SOURCE-SEPARATED ORGANICS PROC. FAC. (SOPF)	REGISTERED

[Back to Report Summary](#)

Registered Leaking Storage Tanks (LUAST)

MAP ID# 6

Distance from Property: 0.477 mi. (2,519 ft.) NW
Elevation: 83 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 8519836LUAST
FACILITY ID: 8519836
FACILITY NAME: PASCO SHELL STORES INC
ADDRESS: 3944 GALL BLVD
ZEPHYRHILLS , FL 33541-6226 PASCO COUNTY
FACILITY STATUS: OPEN
FACILITY TYPE: A - RETAIL STATION
FACILITY PHONE: (813)782-9180
FACILITY CLEANUP RANK:
DISTRICT: SOUTHWEST DISTRICT
SCORE: 95
SCORE EFFECTIVE DATE: 6/3/2010
SCORE WHEN RANKED:
OPERATOR: STORE MANAGER
NAME CHANGED: 3/15/2019
ADDRESS CHANGED: 7/26/2018

[Florida Oculus](#)

Some records may not have additional documentation available from the Oculus Website

RESPONSIBLE PARTY

NAME: PASCO SHELL STORES INC
ADDRESS: 6431 RENWICK CIR
TAMPA , FL 33647
CONTACT: FRANK SALTI
PHONE: (813)315-4000

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 4/3/2009
CLEANUP REQUIRED: R - CLEANUP REQUIRED
CLEANUP WORK STATUS: COMPLETED
INFORMATION SOURCE: C - CLOSURE REPORT
SITE MANAGER: CHAMBERLAIN_J
SCORE: 95
RANK:
CONTAMINATED DRINKING WELLS:
CONTAMINATED MONITORING WELLS: NO
CONTAMINATED SOIL: YES
CONTAMINATED SURFACE WATER: NO
CONTAMINATED GROUND WATER: NO
POLLUTANT: B - UNLEADED GAS
OTHER DESCRIPTION: UNKOWN DISCHARGE AMOUNT
GALLONS DISCHARGED: 10
CLEANUP STATUS: NFAC - NO FURTHER ACTION WITH CONDITIONS
CLEANUP STATUS DATE: 3/24/2017
TANK OFFICE: PCSWD - SWD CLEANUP & COMPLIANCE ASSURANCE PROGRAM
OTHER SOURCE:
SITE MANAGER END DATE: 3/24/2017
SCORE EFFECTIVE DATE: 6/3/2010

Registered Leaking Storage Tanks (LUAST)

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID:
SR COMPLETION DATE:
SR CLEANUP RESPONSIBLE:
SR SOIL REMOVAL:
SR FREE PRODUCT REMOVAL:
SR SOIL TREATMENT:
SR SOIL TONNAGE REMOVED:
SR SOIL TREATMENT:
SR OTHER TREATMENT:

SITE ASSESSMENT (SA) TASK ID: **85496**
SA COMPLETION DATE:
SA CLEANUP RESPONSIBLE:
SA FUNDING ELIGIBILITY TYPE:
SA ACTUAL COST:
SA PAYMENT DATE:

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE:
NFAC - NO FURTHER ACTION WITH CONDITIONS
SRC SUBMIT DATE: **08-25-2015**
SRC REVIEW DATE: **10-15-2016**
SRC ISSUE DATE: **03-24-2017**
SRC COMPLETION STATUS: **A - APPROVED**
SRC COMPLETION STATUS DATE: **03-24-2017**
SRC COMMENTS:

REMEDIATION ACTION PLAN (RAP) TASK ID: **87341**
RAP COMPLETION DATE: **12-28-2010**
RAP CLEANUP RESPONSIBLE:

REMEDIATION ACTION (RA) TASK ID: **87342**
RA CLEANUP RESPONSIBLE:

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **4/3/2009**
CLEANUP REQUIRED: **R - CLEANUP REQUIRED**
DISCHARGE CLEANUP STATUS: **NFAC - NO FURTHER ACTION WITH CONDITIONS**
DISCHARGE CLEANUP DATE: **3/24/2017**
CLEANUP WORK STATUS: **COMPLETED**
INFORMATION SOURCE: **C - CLOSURE REPORT**
OTHER SOURCE:
SCORE: **95**
SCORE EFFECTIVE DATE: **6/3/2010**
RANK:
TANK OFFICE: **PCSWD - SWD CLEANUP & COMPLIANCE ASSURANCE PROGRAM**

[Back to Report Summary](#)

Formerly Used Defense Sites (FUDS)

MAP ID# 7

Distance from Property: 0.738 mi. (3,897 ft.) NNE
Elevation: 89 ft. (Higher than TP)

FACILITY INFORMATION

Geosearch Id: **I04FL0103**
FUDS NUMBER: **I04FL0103**
PROPERTY NAME: **ZEPHYR HILLS CITY AIRPORT**
ADDRESS: **PASCO COUNTY**
ZEPHYRHILLS, FL 33542
COUNTY: **PASCO**

FACILITY DETAIL(S)

FUDS PROPERTY POINT DATA

FFID: **FL49799F437400**
PROPERTY ID: **NOT REPORTED**
PROJECT ID: **NOT REPORTED**
ENV SITE ID: **NOT REPORTED**
SITE ID: **NOT REPORTED**
MRA ID: **NOT REPORTED**
PROJECT NUMBER: **NOT REPORTED**
PROJECT NAME: **NOT REPORTED**
PROGRAM: **NOT REPORTED**
CATEGORY: **NOT REPORTED**
STATUS: **PROPERTIES WITH ALL PROJECTS AT SITE CLOSEOUT**
FED LAND TYPE: **NOT REPORTED**
FED LAND NAME: **NOT REPORTED**
FED LAND AGENCY: **NOT REPORTED**
SITE CLOSEOUT DATE: **NOT REPORTED**
REMEDY IN PLACE DATE: **NOT REPORTED**
RESPONSE COMPLETE DATE: **NOT REPORTED**
NPL STATUS CODE: **NOT LISTED**
CURRENT OWNER: **LOCAL GOVERNMENT**
ELIGIBILITY: **ELIGIBLE**
HAS PROJECTS: **YES**
FISCAL YEAR: **2018**
EPA REGION: **04**
CONGRESSIONAL DISTRICT: **12**
DISTRICT RESPONSIBLE FOR THE FUDS PROPERTY: **JACKSONVILLE DISTRICT (SAJ)**
IS THE PROPERTY HAS ANY CLEANUP UNDER THE MILITARY MUNITIONS RESPONSE PROGRAM (MMRP): **NOT REPORTED**
ACREAGE: **NOT REPORTED**
DESCRIPTION: **NOT REPORTED**
HISTORY: **NOT REPORTED**
EMS MAP LINK: [CLICK HERE](#)

FUDS PROPERTY POLYGON DATA

FFID: **FL49799F437400**
PROPERTY ID: **NOT REPORTED**

Formerly Used Defense Sites (FUDS)

PROJECT ID: **NOT REPORTED**
ENV SITE ID: **NOT REPORTED**
SITE ID: **NOT REPORTED**
MRA ID: **NOT REPORTED**
PROJECT NUMBER: **NOT REPORTED**
PROJECT NAME: **NOT REPORTED**
PROGRAM: **NOT REPORTED**
CATEGORY: **NOT REPORTED**
STATUS: **PROPERTIES WITH ALL PROJECTS AT SITE CLOSEOUT**
FED LAND TYPE: **NOT REPORTED**
FED LAND NAME: **NOT REPORTED**
FED LAND AGENCY: **NOT REPORTED**
SITE CLOSEOUT DATE: **NOT REPORTED**
REMEDY IN PLACE DATE: **NOT REPORTED**
RESPONSE COMPLETE DATE: **NOT REPORTED**
NPL STATUS CODE: **NOT LISTED**
CURRENT OWNER: **LOCAL GOVERNMENT**
ELIGIBILITY: **ELIGIBLE**
HAS PROJECTS: **YES**
FISCAL YEAR: **2018**
EPA REGION: **4**
CONGRESSIONAL DISTRICT: **12**
DISTRICT RESPONSIBLE FOR THE FUDS PROPERTY: **JACKSONVILLE DISTRICT (SAJ)**
IS THE PROPERTY HAS ANY CLEANUP UNDER THE MILITARY MUNITIONS RESPONSE PROGRAM (MMRP): **Y**
ACREAGE: **NOT REPORTED**
DESCRIPTION: **954.5 ACRES LOCATED IN THE SOUTHEAST PORTION OF THE CITY OF ZEPHYRHILLS, FLORIDA.**
HISTORY: **THE ARMY ACQUIRED THE LAND BETWEEN 1942 AND 1943 TO CONSTRUCT A SATELLITE TO ORLANDO ARMY AIRFIELD. THE AIRFIELD CONSISTED OF THREE RUNWAYS, SUPPORTING TAXIWAYS, AIRCRAFT HANGERS AND TRANSIENT HOUSING QUARTERS. THE SITE WAS USED TO TRAIN PILOTS FOR OVERSEAS BOMB ESCORT COMBAT USING P-40 AND P-51 FIGHTERS. VARIOUS UNITS FROM ORLANDO ARMY AIRFIELD AND MACDILL ARMY AIRFIELD ALSO USED ZEPHYRHILLS TO PRACTICE LANDINGS AND TAKEOFFS. THE CITY OF ZEPHYRHILLS ACQUIRED THE LAND THROUGH QUITCLAIM DEEDS IN 1947 AND 1948.**
EMS MAP LINK: [CLICK HERE](#)

FUDS PROJECT POINT DATA

FFID: **FL49799F437400**
PROPERTY ID: **60461**
PROJECT ID: **01**
ENV SITE ID: **010EW**
SITE ID: **NOT REPORTED**
MRA ID: **NOT REPORTED**
PROJECT NUMBER: **NOT REPORTED**
PROJECT NAME: **FIRING-IN BUTT**
PROGRAM: **MMRP**
CATEGORY: **MMRP**

Formerly Used Defense Sites (FUDS)

STATUS: **RESPONSE COMPLETE AND SITE CLOSEOUT**

FED LAND TYPE: **NOT REPORTED**

FED LAND NAME: **NOT REPORTED**

FED LAND AGENCY: **NOT REPORTED**

SITE CLOSEOUT DATE: **2011-11-01**

REMEDY IN PLACE DATE: **2011-11-01**

RESPONSE COMPLETE DATE: **2011-11-01**

NPL STATUS CODE: **NOT REPORTED**

CURRENT OWNER: **NOT REPORTED**

ELIGIBILITY: **NOT REPORTED**

HAS PROJECTS: **NOT REPORTED**

FISCAL YEAR: **NOT REPORTED**

EPA REGION: **NOT REPORTED**

CONGRESSIONAL DISTRICT: **NOT REPORTED**

DISTRICT RESPONSIBLE FOR THE FUDS PROPERTY: **NOT REPORTED**

IS THE PROPERTY HAS ANY CLEANUP UNDER THE MILITARY MUNITIONS RESPONSE PROGRAM (MMRP): **NOT REPORTED**

ACREAGE: **1**

DESCRIPTION: **NOT REPORTED**

HISTORY: **NOT REPORTED**

EMS MAP LINK: [CLICK HERE](#)

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance. Enforcement and Compliance History Online (ECHO) Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014, the EPA retired this system for Clean Air Act stationary sources.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 10/28/20

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

BF Brownfields Management System

VERSION DATE: 01/11/21

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

BRS Biennial Reporting System

VERSION DATE: 12/31/17

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 06/17/20

Environmental Records Definitions - FEDERAL

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DNPL Delisted National Priorities List

VERSION DATE: 02/22/21

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 02/23/21

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the

Environmental Records Definitions - FEDERAL

potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR04 Enforcement and Compliance History Information

VERSION DATE: 11/28/20

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSFL Emergency Response Notification System

VERSION DATE: 03/28/21

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FEMAUST FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

FRSFL Facility Registry System

VERSION DATE: 10/02/20

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

FUDS Formerly Used Defense Sites

VERSION DATE: 12/31/18

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not

Environmental Records Definitions - FEDERAL

all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

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

HISTPST Historical Gas Stations

VERSION DATE: NR

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

HMIRSR04 Hazardous Materials Incident Reporting System

VERSION DATE: 10/27/20

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

HWCD Hazardous Waste Compliance Docket Facilities

VERSION DATE: 10/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

Environmental Records Definitions - FEDERAL

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/19/20

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 09/19/20

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 04/26/20

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

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

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

Environmental Records Definitions - FEDERAL

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. A few updates last occurred 2015 and early 2016 for select mine site area/s.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/07/20

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/22/21

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/22/21

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline,

Environmental Records Definitions - FEDERAL

heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPDES04 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the ICIS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

NPL National Priorities List

VERSION DATE: 02/22/21

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

PADS PCB Activity Database System

VERSION DATE: 11/19/20

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR04 Permit Compliance System

VERSION DATE: 08/01/12

The historic Permit Compliance System tracked enforcement status and permit compliance of facilities controlled

Environmental Records Definitions - FEDERAL

by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. This database includes permitted facilities located in EPA Region 4 states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. This system has since been modernized by United States Environmental Protection Agency and is now integrated into the Integrated Compliance Information System (ICIS). Please refer to the ICIS database as the current source for this data.

PNPL Proposed National Priorities List

VERSION DATE: 02/22/21

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 03/22/21

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

RCRAGR04 Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

RCRANGR04 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA

Environmental Records Definitions - FEDERAL

Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

RCRASC RCRA Sites with Controls

VERSION DATE: 02/02/21

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

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/22/21

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

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 03/22/21

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

RODS Record of Decision System

VERSION DATE: 09/21/20

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - FEDERAL

SEMS Superfund Enterprise Management System

VERSION DATE: 02/22/21

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 02/22/21

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SEMCLIENS SEMS Lien on Property

VERSION DATE: 06/22/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMCLIENS database as source of current data.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 12/18/20

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of

Environmental Records Definitions - FEDERAL

Surface Mining Reclamation and Enforcement (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.

SSEHRIPFAS

SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

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

SSTS

Section Seven Tracking System

VERSION DATE: 08/04/20

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. "Production" includes formulation, packaging, repackaging, and relabeling. For this database, the Product Information is only available for establishments up through 2014 or prior years, product details are no longer released by the EPA within the current SSTS non-Confidential Business Information data.

TRI

Toxics Release Inventory

VERSION DATE: 12/31/18

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

Environmental Records Definitions - FEDERAL

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/16

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency (EPA) authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site. The EPA has collected Chemical Data Reporting (CDR) data since in 1986 (as Inventory Update Reporting). Collections occur approximately every four years and reporting requirements changed from collection to collection.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Environmental Records Definitions - STATE (FL)

AST Aboveground Storage Tanks

VERSION DATE: 01/13/21

The Storage Tank Regulation Section is part of the Bureau of Petroleum Storage Systems in the Florida Department of Environmental Protection's (FDEP) Division of Waste Management. This Section maintains all data for storage tank facilities registered with the Department and tracked for storage tanks, storage tank history, or petroleum cleanup activity. This listing only includes aboveground storage tank data.

BF Brownfield Areas

VERSION DATE: 01/06/21

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. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. 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. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

BSRA Brownfields Site Rehabilitation Agreement Sites

VERSION DATE: 01/06/21

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. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. After a local municipality in Florida designates an area as a brownfield to encourage redevelopment and focus upon revitalization, a resolution is passed and property owners within that designated area optionally may remediate or redevelop their property. Executed Brownfield Site Rehabilitation Agreements (BSRAs) are voluntary cleanup agreements between a responsible party and FDEP or a delegated local pollution control program. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

CDV Cattle Dip Vats

VERSION DATE: NR

This list of located Cattle Dipping Vats is provided by the Florida Department of Environmental Protection (FDEP), Bureau of Waste Cleanup. According to the FDEP, from the 1910's through the 1950's, these vats were

Environmental Records Definitions - STATE (FL)

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. Some of the sites have been located and are currently under investigation. However, most of the listings are from old records of the State Livestock Board, which listed each vat as it was put into operation. In addition, some privately operated vats may have existed which were not listed by the Livestock Board. Some county boundaries may have changed since the vats were first listed.

CLEANERS Dry Cleaners

VERSION DATE: 01/15/21

The Florida Department of Environmental Protection (FDEP) maintains this database of dry cleaning facilities registered with the department.

CLEANUPS Drycleaning Solvent Program Cleanup Sites

VERSION DATE: 03/05/21

The Florida Department of Environmental Protection (FDEP) provides this list of Drycleaning Solvent Program Cleanup Sites. These sites are eligible for state funding to cleanup contamination resulting from drycleaning facility operations or a wholesale supply company (Chapter 376, Florida Statutes). Drycleaners applied to participate in this program from 1995 to December 31, 1998. All sites have confirmed contamination above Contamination Target Levels and have complied with conditions set in the law. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

DEPCLEANUP Florida Department of Environmental Protection Cleanup Sites

VERSION DATE: 03/05/21

This Cleanup Sites data is provided by the Florida Department of Environmental Protection (FDEP). Geosearch utilizes three agency source files for this database; therefore, duplication of sites may exist in this data. The Cleanup Sites layer, as part of the FDEP's Contamination Locator Map (CLM), includes sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup. Secondly, the 2017 Waste Cleanup Open Responsible Party Sites data set. The District Waste Cleanup Section tracks the cleanup of these sites. This set does not include sites awaiting action because of a case referral. Sites that have completed remediation and are awaiting a copy of a county clerk "filed" stamp for recording of any institutional controls are considered open. Sites where EPA has assumed the role of lead agency, but the site is not on the National Priorities List are still overseen by the district. Thirdly, the current Waste Cleanup Closed Responsible Party Sites data set. For these sites, the case file has been closed by the District Waste Cleanup Section. All cleanup phases have been accomplished and are no longer the responsibility of the district. Cases referred to and accepted by other program areas are also designated as Closed. There may be long-term deed restrictions or engineering controls placed on a site that

Environmental Records Definitions - STATE (FL)

has been closed in COMET.

GWCA Ground Water Contamination Areas

VERSION DATE: 10/15/10

This Ground Water Contamination Areas database is provided by the Florida Department of Environmental Protection, showing the boundaries of delineated areas of known groundwater contamination pursuant to Chapter 62-524, F.A.C., New Potable Water Well Permitting In Delineated Areas. 38 Florida counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. This data is intended to be used by regulatory agencies issuing potable water well construction permits in areas of ground water contamination to protect public health and the ground water resource. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

HISTCLEANERS Historical Dry Cleaners

VERSION DATE: 08/02/13

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

ICEC Engineering and Institutional Control Sites

VERSION DATE: 01/28/21

The Florida Department of Environmental Protection (FDEP) Division of Waste Management maintains this list of sites with institutional and engineering controls listed in the Institutional Controls Registry (ICR). The information in the ICR summarizes certain data about properties where institutional and engineering controls are used to control exposure and is, therefore, an incomplete analysis of the conditions on these properties. The ICR is periodically updated without notice. Additionally, due to data entry limitations, potential unauthorized access to the data or transmission errors, the ICR may contain errors and should not be exclusively relied upon. The department recommends that you contact the appropriate district or Tallahassee program office for more complete information regarding a property and the institutional control(s) that may be in place.

LUAST Registered Leaking Storage Tanks

VERSION DATE: 01/12/21

The Petroleum Cleanup Program of the Florida Department of Environmental Protection encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess, and cleanup sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. These sites include those determined eligible for state funded cleanup using preapproval contractors designated by the property owner or responsible party and state lead contractors under direct contract with the Department, as well as non-program or voluntary cleanup sites that are funded by responsible parties.

Environmental Records Definitions - STATE (FL)

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 06/02/20

This National Pollutant Discharge Elimination System database is provided by the Florida Department of Environmental Protection and includes permitted Domestic, Industrial and Stormwater Facilities. Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

SHWS State Hazardous Waste Sites

VERSION DATE: 01/19/21

The Florida Department of Environmental Protection (FDEP), Division of Waste Management, Bureau of Waste Cleanup provides this listing of National Priorities List and State Funded Waste Cleanup Sites. The State-Funded cleanup program is designed to address sites where there are no viable responsible parties; the site poses an imminent hazard; and, the site does not qualify for Superfund or is a low priority for EPA. Remediation efforts are triggered when a FDEP District Office requests adoption of a site for state-funded cleanup. Funding for these remedial efforts comes from the Water Quality Assurance Trust Fund. Remedial activity may include contamination assessments, risk assessments, feasibility studies, design and construction of treatment systems, operation and maintenance of the installed treatment systems, and removal of contaminated media when necessary.

SPILLS Spills Listing

VERSION DATE: 10/14/20

This listing of hazardous material spills is provided by the Florida Department of Environmental Protection's Law Enforcement Division. Spills reported since 2008 are included in this listing.

SWF Solid Waste Facilities

VERSION DATE: 01/11/21

The Solid Waste Section of the Florida Department of Environmental Protection is responsible for rule development, solid waste policy, financial assurance compliance, and implementing Florida's solid waste management program. Technical assistance is provided to the district offices concerning the permitting, compliance, and enforcement activities associated with solid waste facilities. These facilities can include landfills, material recovery facilities, transfer stations, composting/processing facilities, and waste tire management sites.

UIC Underground Injection Control Wells

VERSION DATE: 08/06/20

Environmental Records Definitions - STATE (FL)

This Class I Underground Injection Control (UIC) wells database is provided by the in Florida Department of Environmental Protection. These wells are currently or previously active. Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water (USDW). A USDW is defined as an aquifer that contains a total dissolved solids concentration of less than 10,000 milligrams per liter.

UST Underground Storage Tanks

VERSION DATE: 01/13/21

The Storage Tank Regulation Section is part of the Bureau of Petroleum Storage Systems in the Florida Department of Environmental Protection's (FDEP) Division of Waste Management. This Section maintains all data for storage tank facilities registered with the Department and tracked for storage tanks, storage tank history, or petroleum cleanup activity. This listing only includes underground storage tank data.

VCS Voluntary Cleanup Sites

VERSION DATE: 08/24/20

The Florida Department of Environmental Protection's Waste Cleanup Program provides this list of voluntary cleanup sites. These sites are subject to the FDEP 62-780 Contaminated Site Cleanup Criteria regulations and may be included on this listing if a party wants to conduct voluntary cleanup for a site that is not already under enforcement; or if a property owner did not cause the contamination, but by ownership is still responsible for the contamination and/or enters the process voluntarily.

Environmental Records Definitions - TRIBAL

INDIANRES

Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

LUSTR04

Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/02/20

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 4. Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ODINDIAN

Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR04

Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/02/20

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 4. Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

Appendix D Historical Topographic Maps

Historical Topographic Maps

[NEW: GeoLens by Geosearch](#)

Target Property:

Gagne Property

**Paul S Buchman Hwy & Chancey Rd
Zephyrhills, Pasco, Florida 33540**

Prepared For:

Environmental Consulting & Technology- Tampa

Order #: 164181

Job #: 406146

Project #:

Date: 4/20/2021

Target Property Summary

Gagne Property

Paul S Buchman Hwy & Chancey Rd

Zephyrhills, Pasco, Florida 33540

USGS Quadrangle: **Zephyrhills**

Target Property Geometry: **Area**

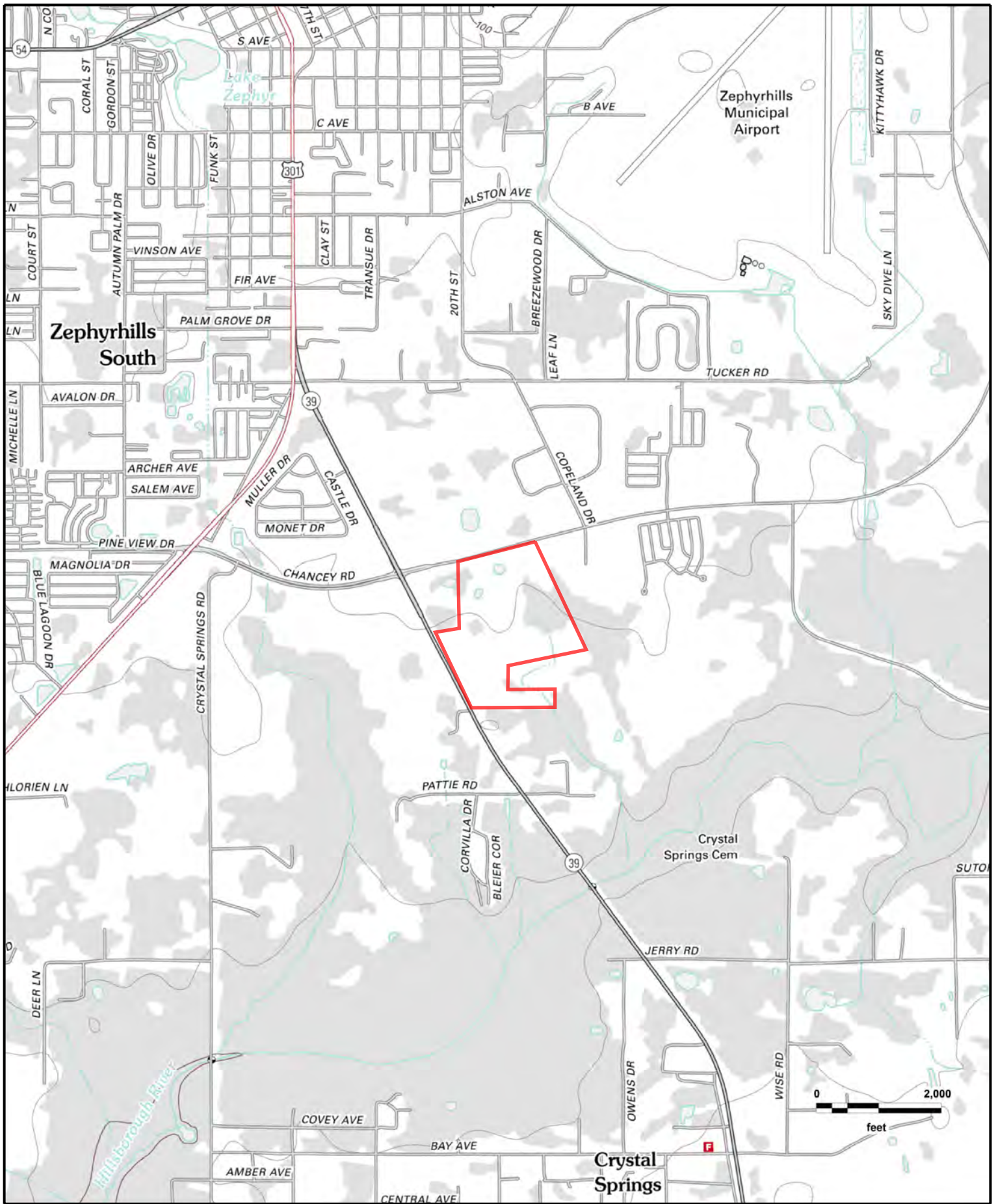
Target Property Longitude(s)/Latitude(s):

(-82.175621213, 28.209084992), (-82.173014106, 28.209779900), (-82.172322096, 28.210262078),
(-82.171667637, 28.209666446), (-82.171710553, 28.209524628), (-82.171689095, 28.209340265),
(-82.171581806, 28.209141720), (-82.171710553, 28.208976265), (-82.171689095, 28.208791901),
(-82.171302857, 28.208848628), (-82.170959534, 28.207723527), (-82.167842807, 28.208390080),
(-82.163931349, 28.201112321), (-82.171055296, 28.201150143), (-82.172943571, 28.204440522),
(-82.171741941, 28.204610711), (-82.171763399, 28.206463866), (-82.174102285, 28.206482775)

Topographic Map Summary

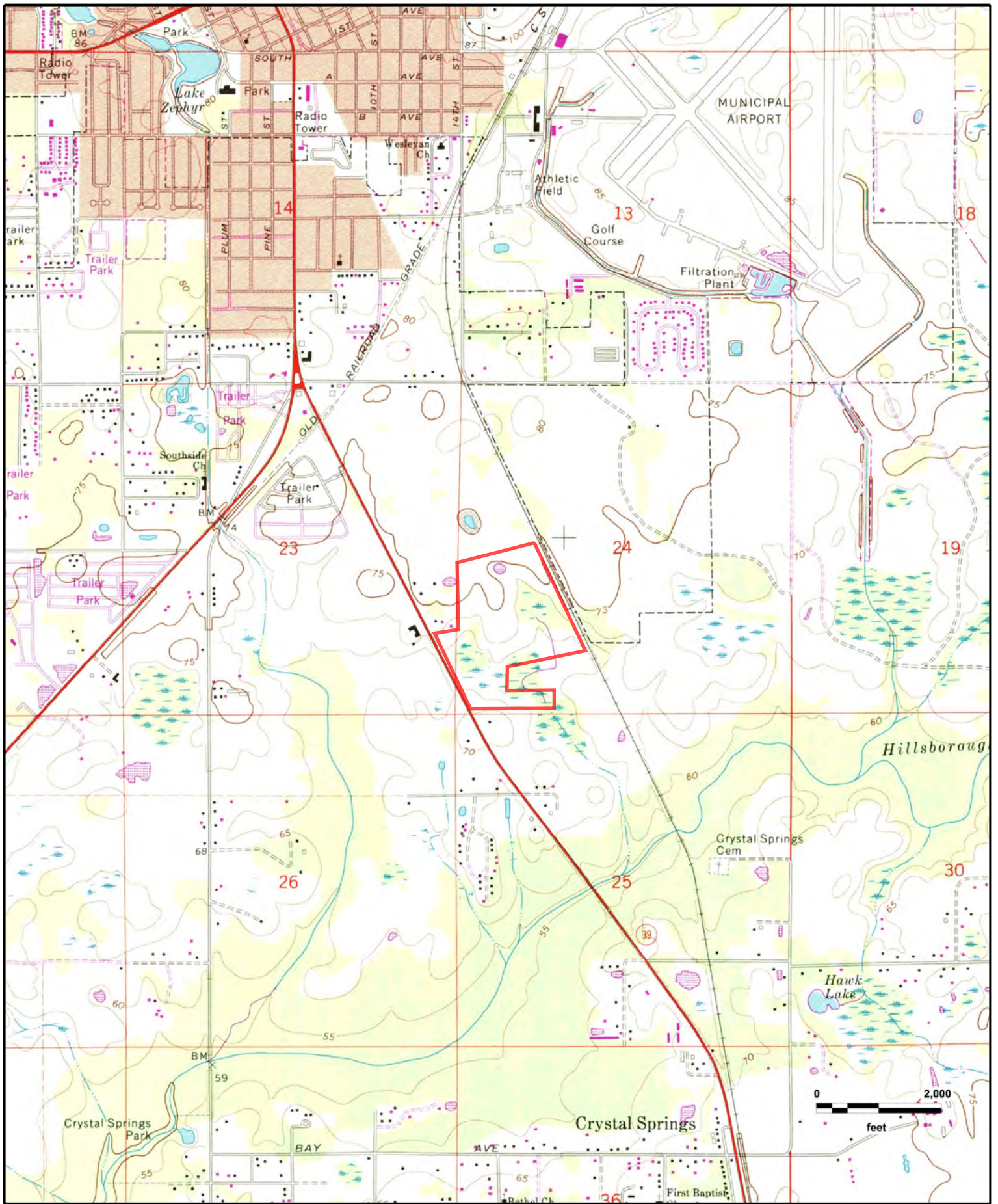
<u>Date</u>	<u>Quadrangle</u>	<u>Scale</u>
2012	ZEPHYRHILLS, FL	1" = 2000'
1975 MINOR REVISION 1993	ZEPHYRHILLS, FL	1" = 2000'
1975 PHOTOREVISED 1987	ZEPHYRHILLS, FL	1" = 2000'
1975	ZEPHYRHILLS, FL	1" = 2000'
1944	ZEPHYRHILLS, FL	1" = 2000'

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



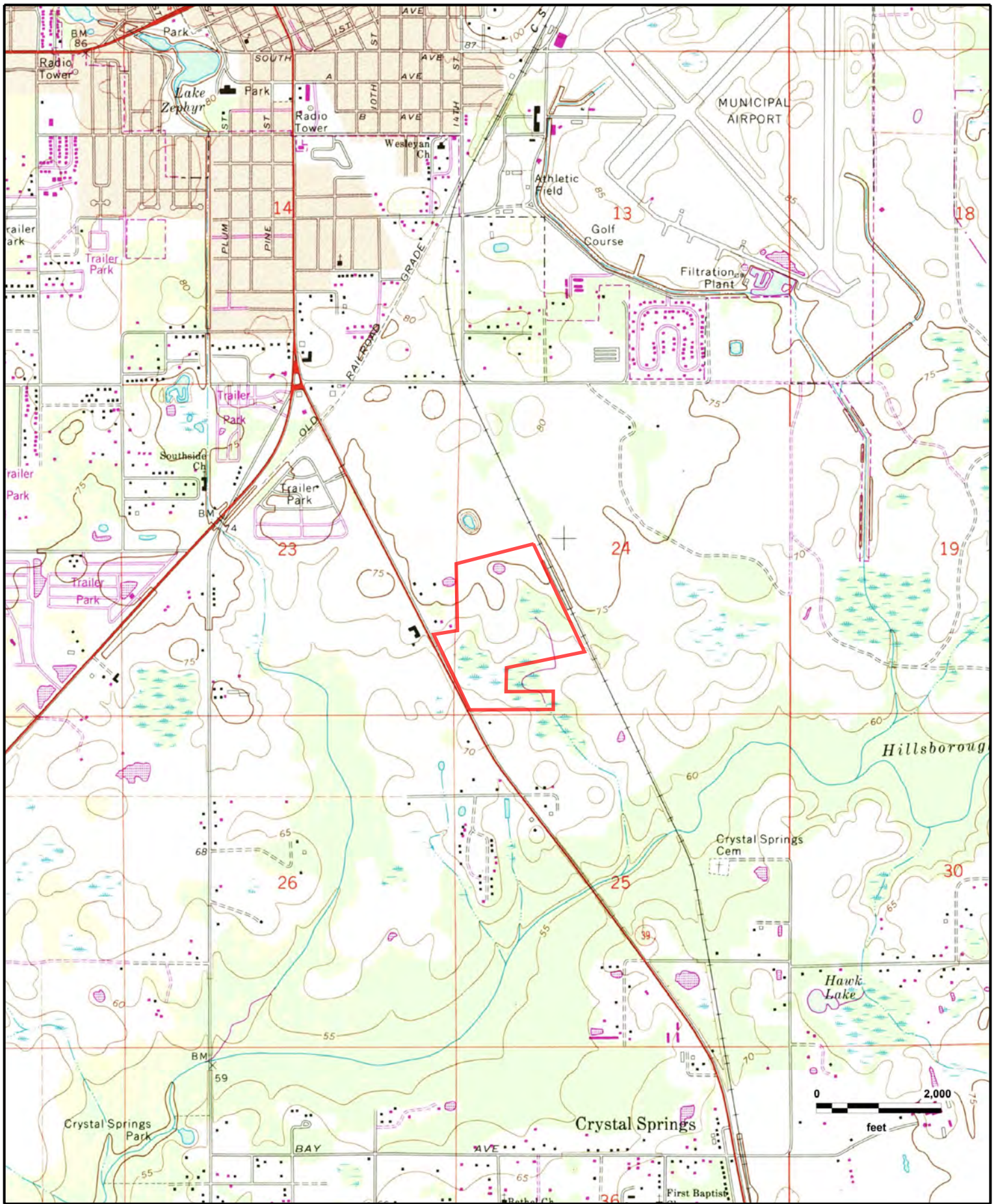
Gagne Property
ZEPHYRHILLS, FL (2012)

GeoSearch



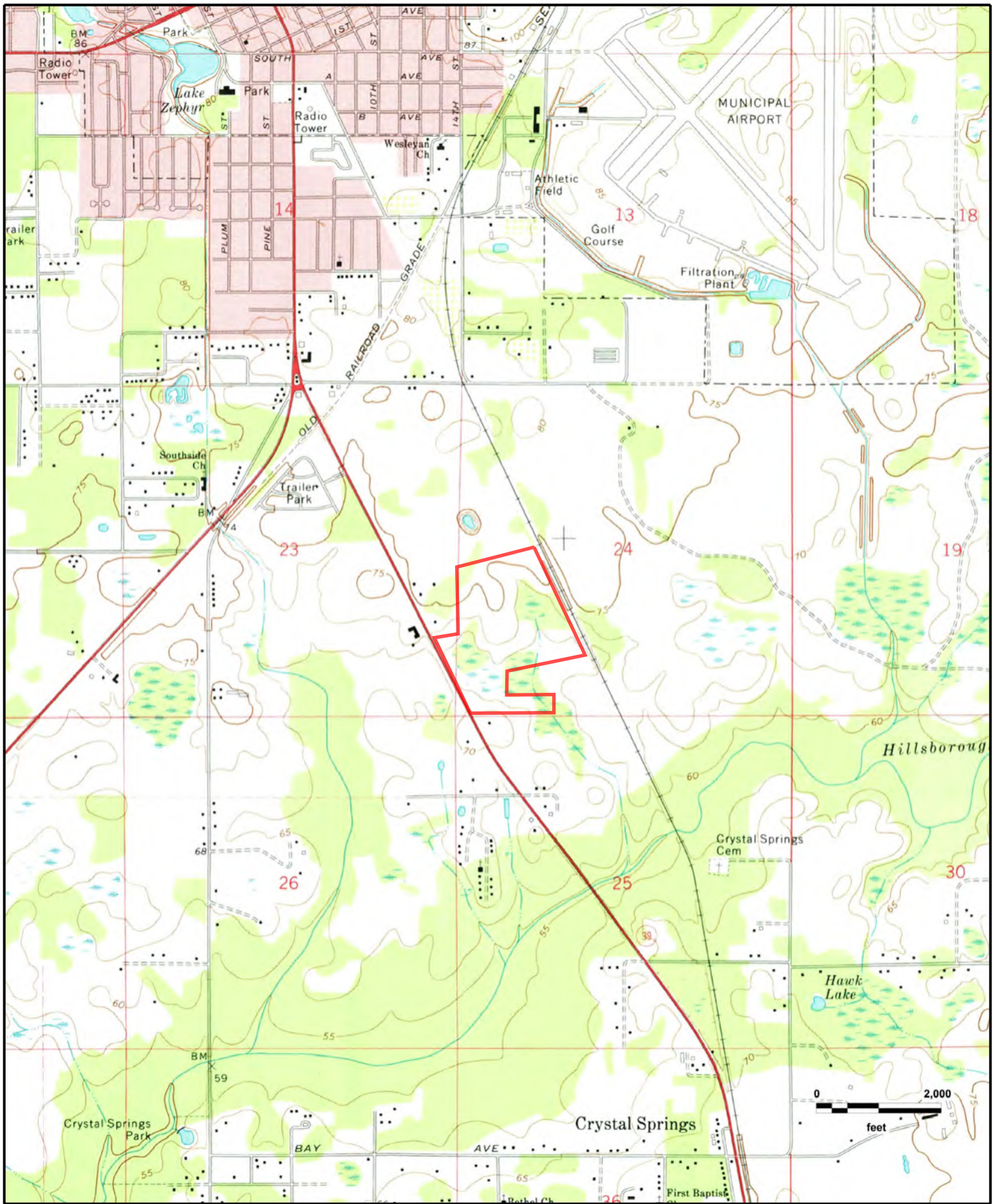
Gagne Property
ZEPHYRHILLS, FL (1993)

GeoSearch



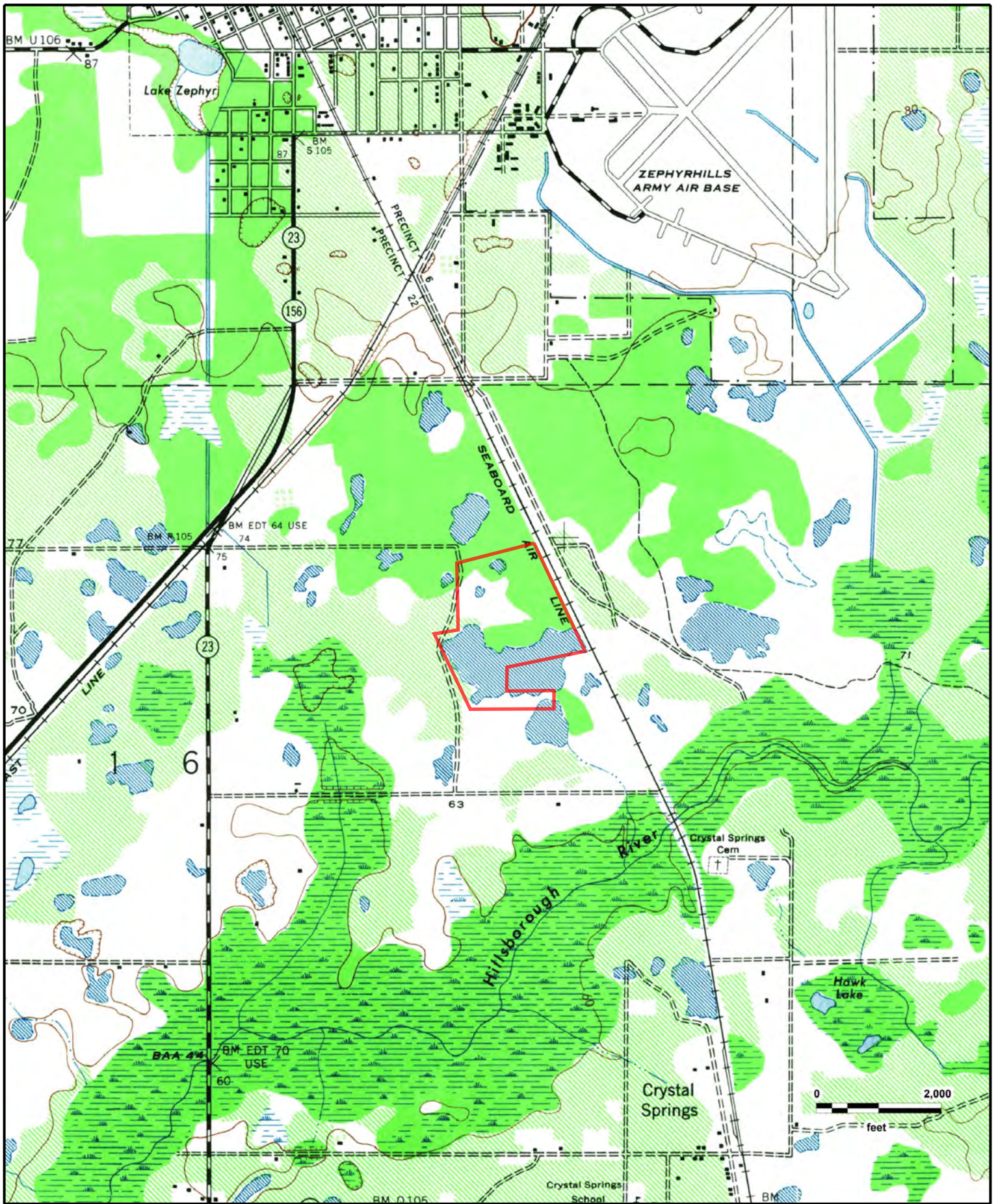
Gagne Property
ZEPHYRHILLS, FL (1987)

GeoSearch



Gagne Property
ZEPHYRHILLS, FL (1975)

GeoSearch



Gagne Property
ZEPHYRHILLS, FL (1944)

GeoSearch

Appendix E Aerial Photographs

Historical Aerial Photographs

[NEW: GeoLens by Geosearch](#)

Target Property:

Gagne Property

**Paul S Buchman Hwy & Chancey Rd
Zephyrhills, Pasco, Florida 33540**

Prepared For:

Environmental Consulting & Technology- Tampa

Order #: 164181

Job #: 406147

Project #:

Date: 4/22/2021

Target Property Summary

Gagne Property

Paul S Buchman Hwy & Chancey Rd

Zephyrhills, Pasco, Florida 33540

USGS Quadrangle: **Zephyrhills**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

**(-82.175621213, 28.209084992), (-82.173014106, 28.209779900), (-82.172322096, 28.210262078),
(-82.171667637, 28.209666446), (-82.171710553, 28.209524628), (-82.171689095, 28.209340265),
(-82.171581806, 28.209141720), (-82.171710553, 28.208976265), (-82.171689095, 28.208791901),
(-82.171302857, 28.208848628), (-82.170959534, 28.207723527), (-82.167842807, 28.208390080),
(-82.163931349, 28.201112321), (-82.171055296, 28.201150143), (-82.172943571, 28.204440522),
(-82.171741941, 28.204610711), (-82.171763399, 28.206463866), (-82.174102285, 28.206482775)**

Aerial Research Summary

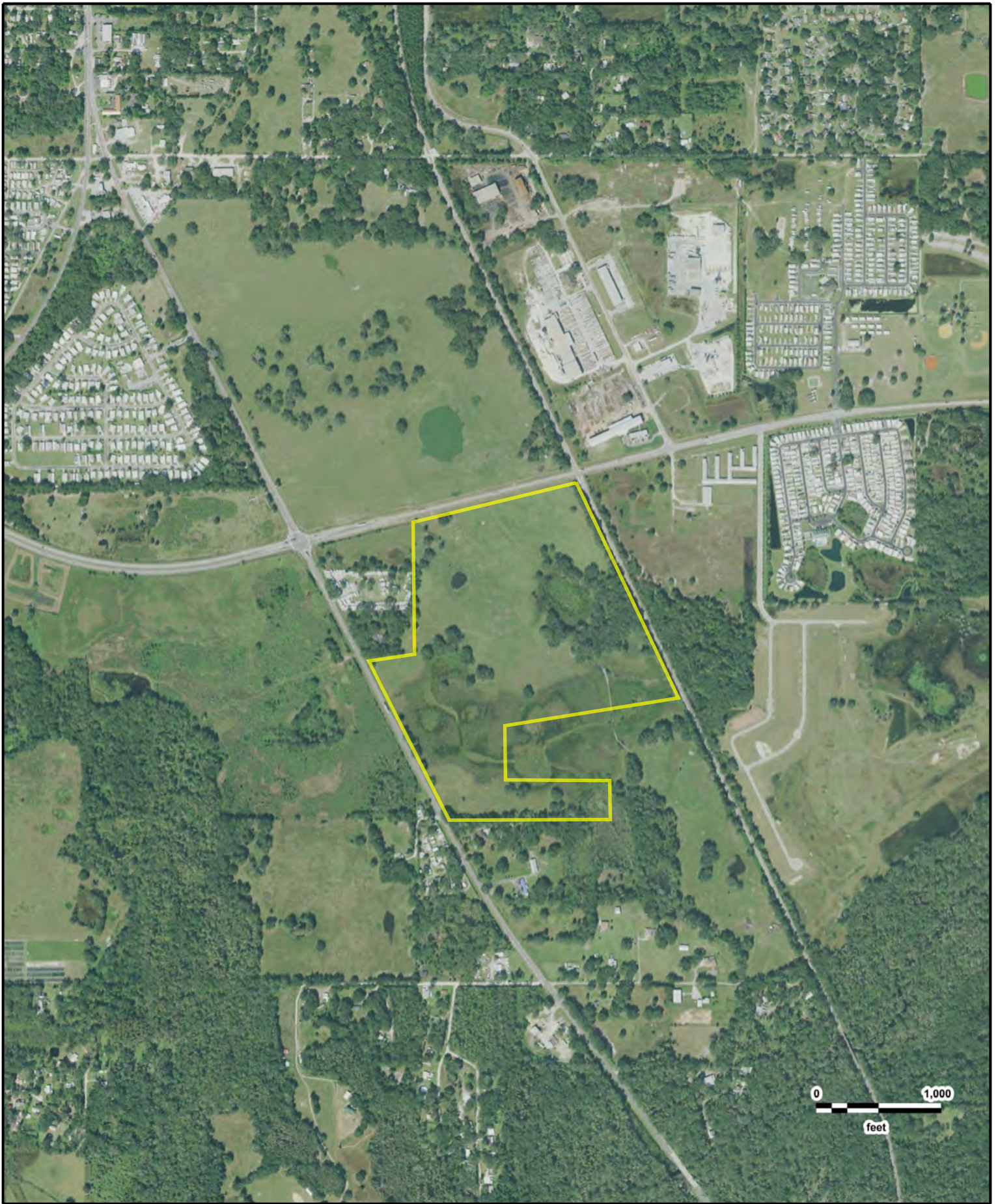
<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2019	USDA	1" = 1000'	N/A
2017	USDA	1" = 1000'	N/A
2015	USDA	1" = 1000'	N/A
2013	USDA	1" = 1000'	N/A
2010	USDA	1" = 1000'	N/A
2007	USDA	1" = 1000'	N/A
2006	USDA	1" = 1000'	N/A
2005	USDA	1" = 1000'	N/A
11/30/1999	USGS	1" = 1000'	N/A
04/02/1994	USGS	1" = 1000'	N/A
04/29/1984	USGS	1" = 1000'	27-151
03/26/1979	FDOT	1" = 1000'	2378-20-04
12/01/1971	USGS	1" = 1000'	2-123, 2-125
01/05/1967	FDOT	1" = 1000'	458-02-33
12/12/1957	USGS	1" = 1000'	7-982
05/13/1952	USGS	1" = 1000'	5-119
01/20/1941	ASCS	1" = 1000'	2-6
01/20/1941	ASCS	1" = 1000'	2-4

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



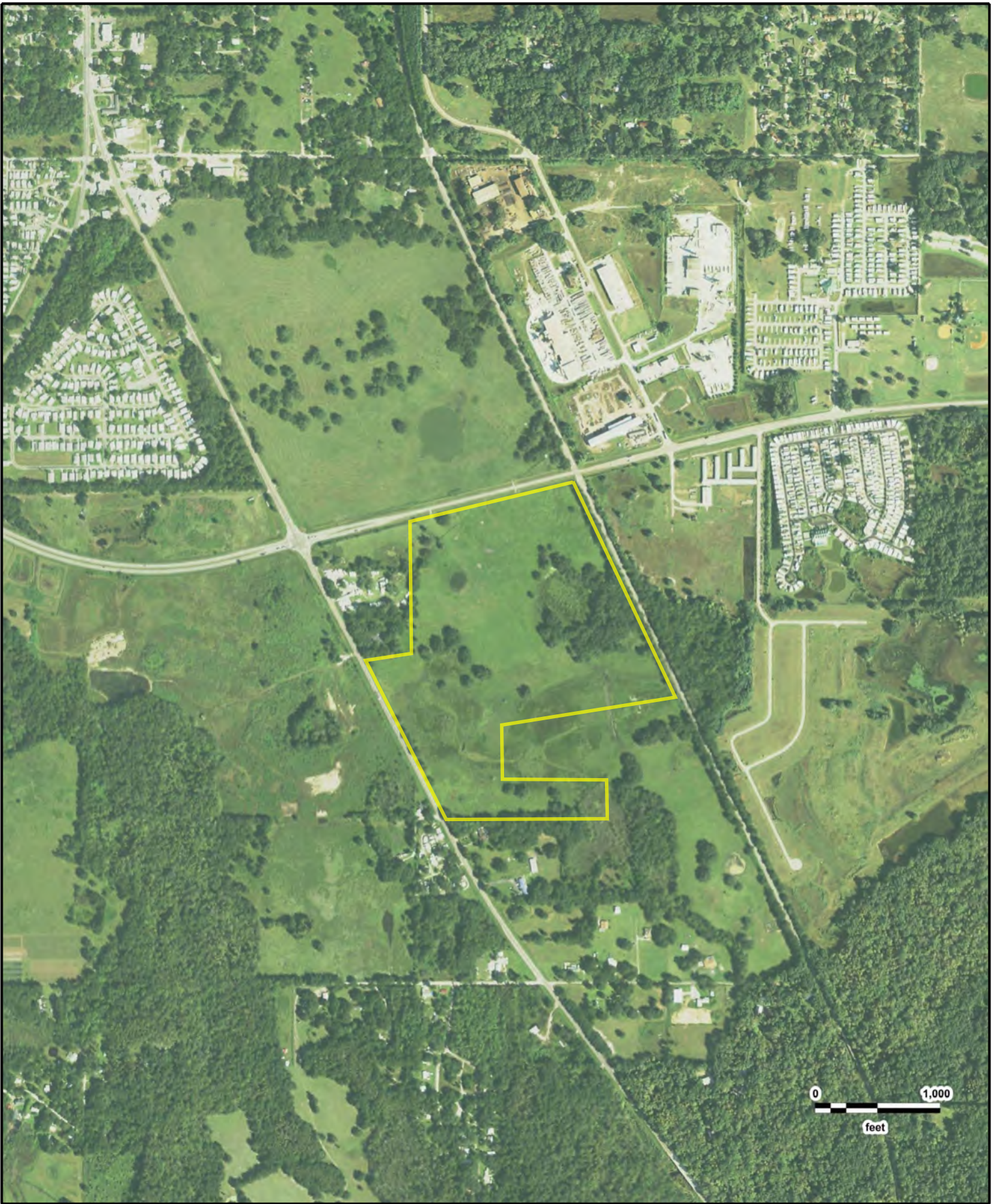
Gagne Property
USDA
2019





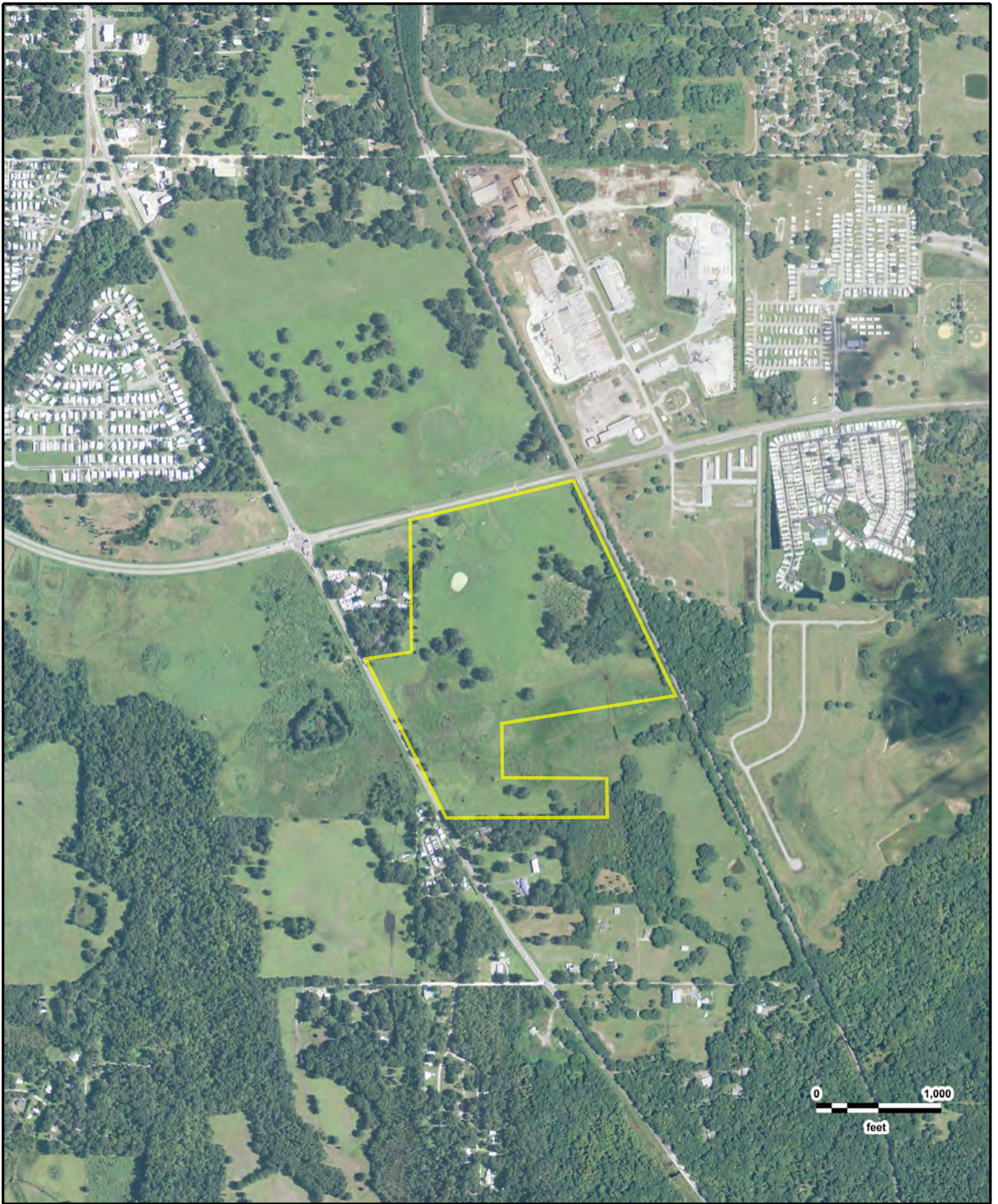
Gagne Property
USDA
2017





Gagne Property
USDA
2015

GeoSearch



Gagne Property
USDA
2013

GeoSearch



Gagne Property
USDA
2010

GeoSearch



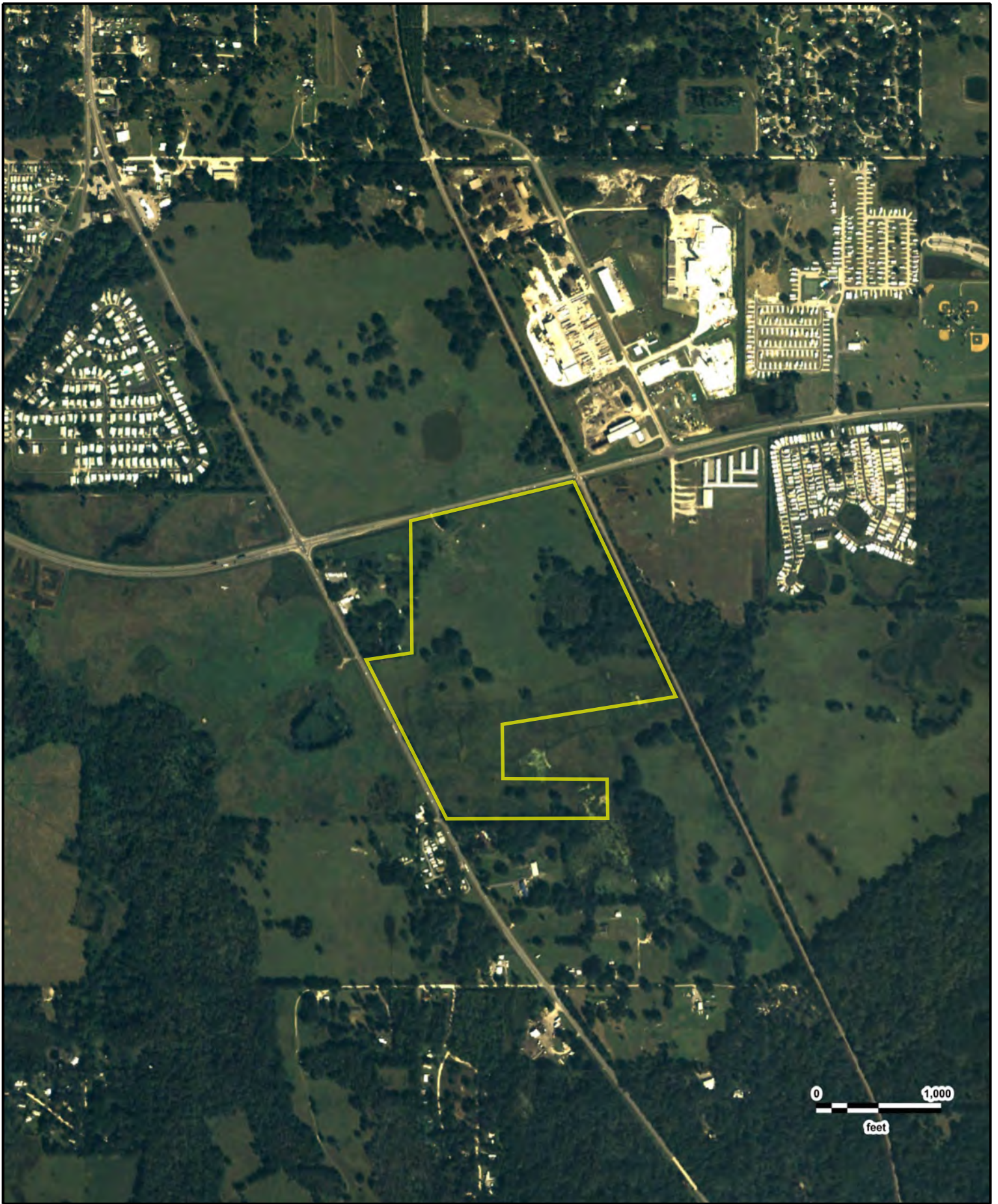
Gagne Property
USDA
2007

GeoSearch



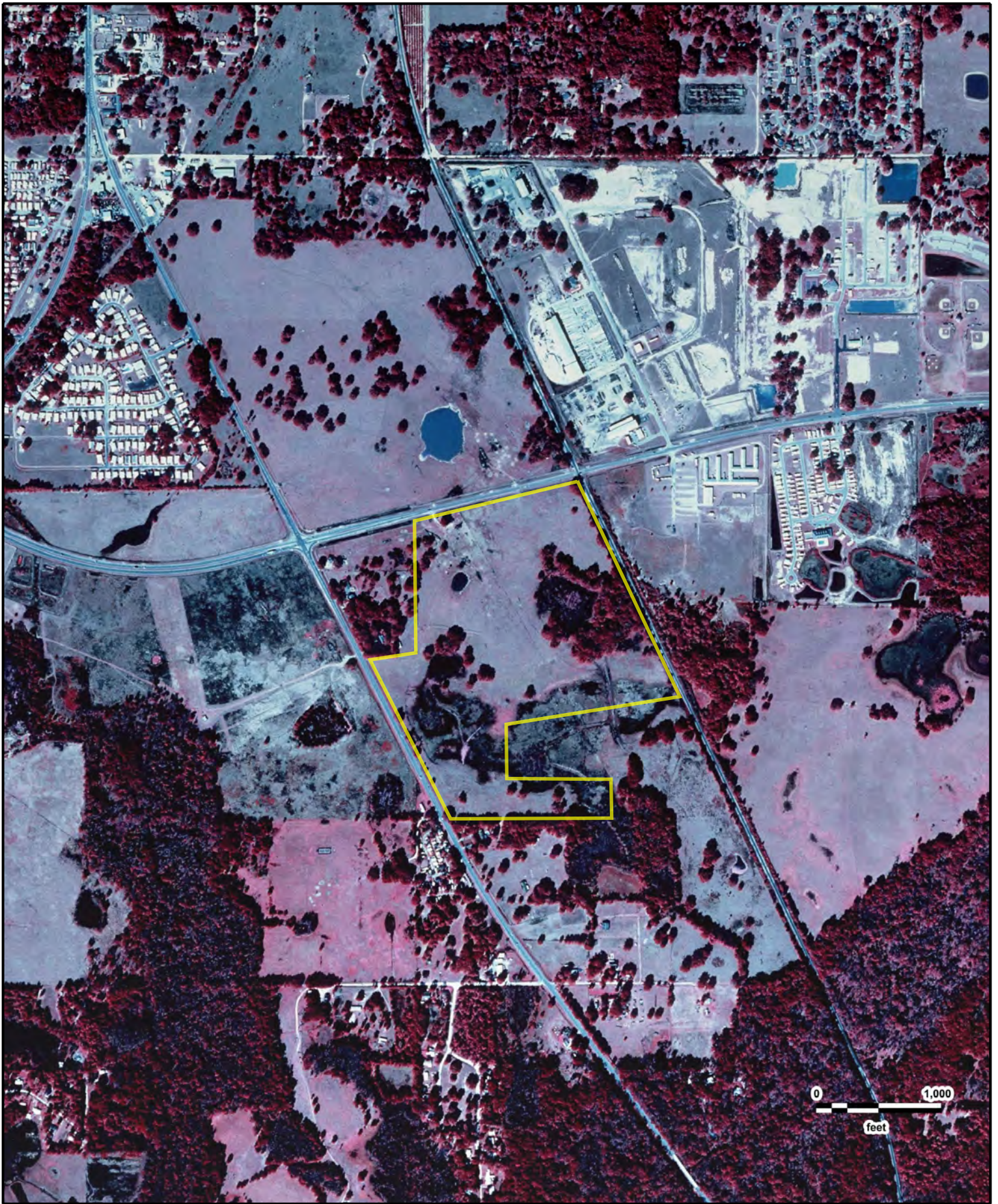
Gagne Property
USDA
2006

GeoSearch



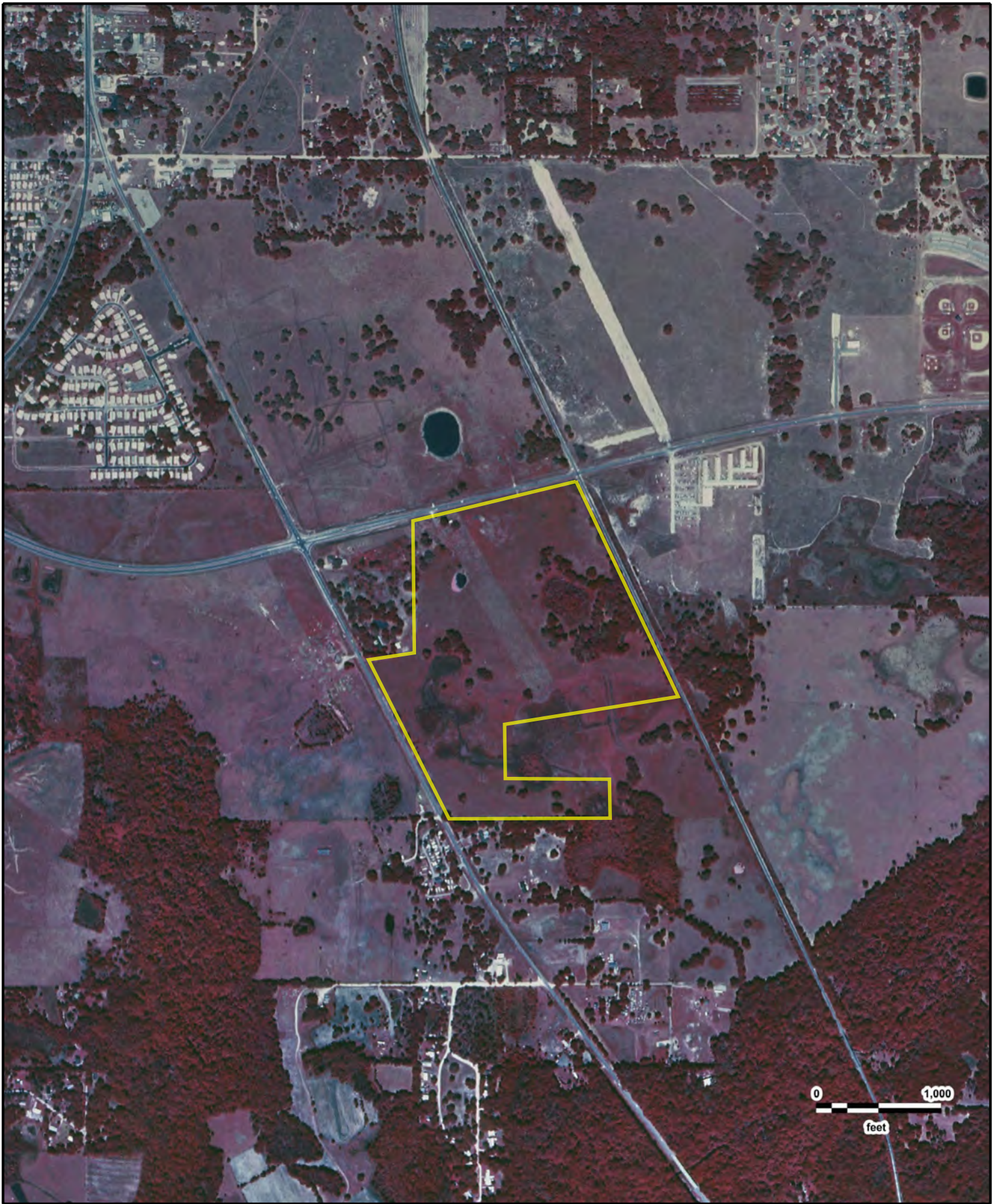
Gagne Property
USDA
2005

GeoSearch



Gagne Property
USGS
11/30/1999

GeoSearch

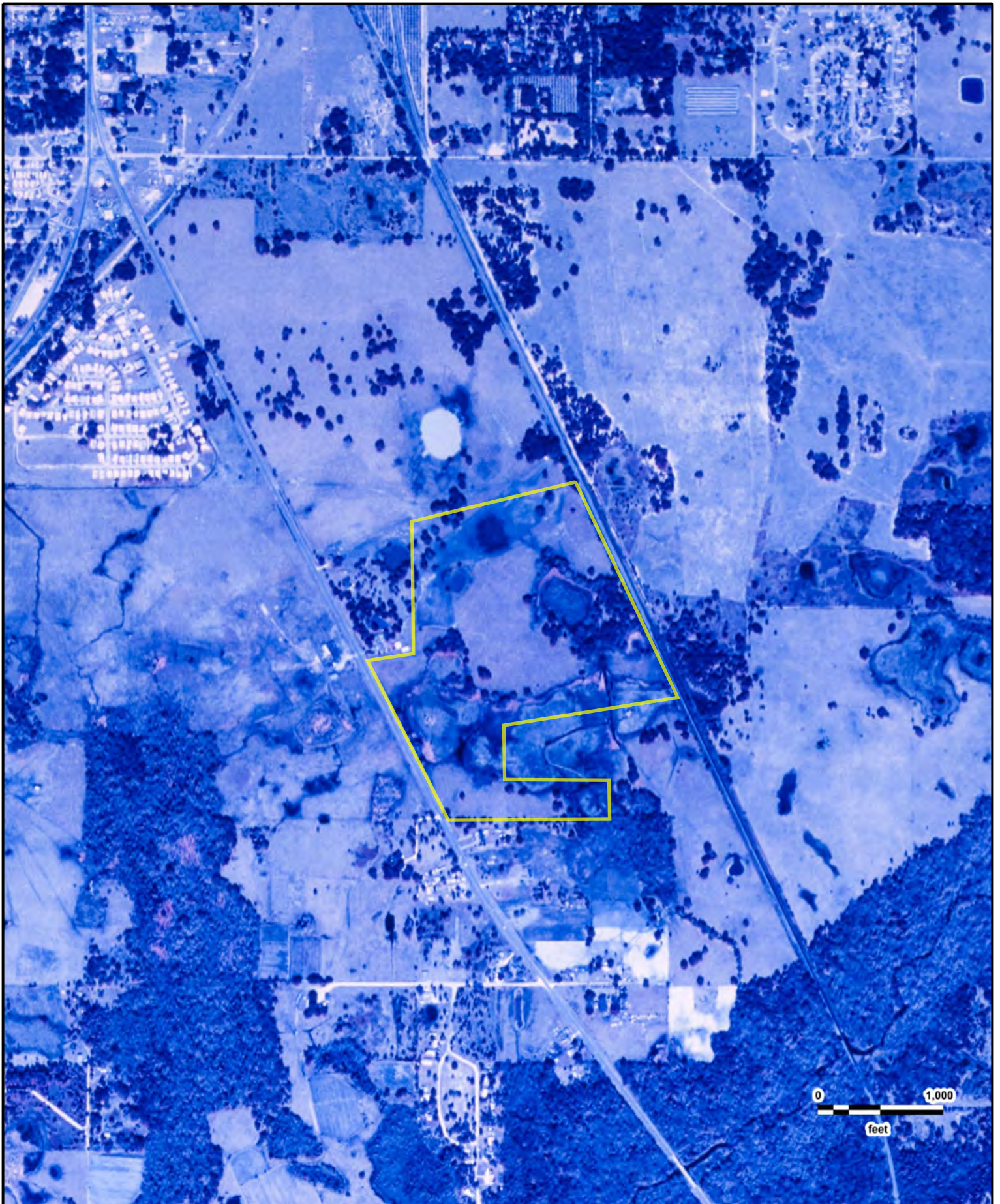


0 1,000
feet



Gagne Property
USGS
04/02/1994

GeoSearch



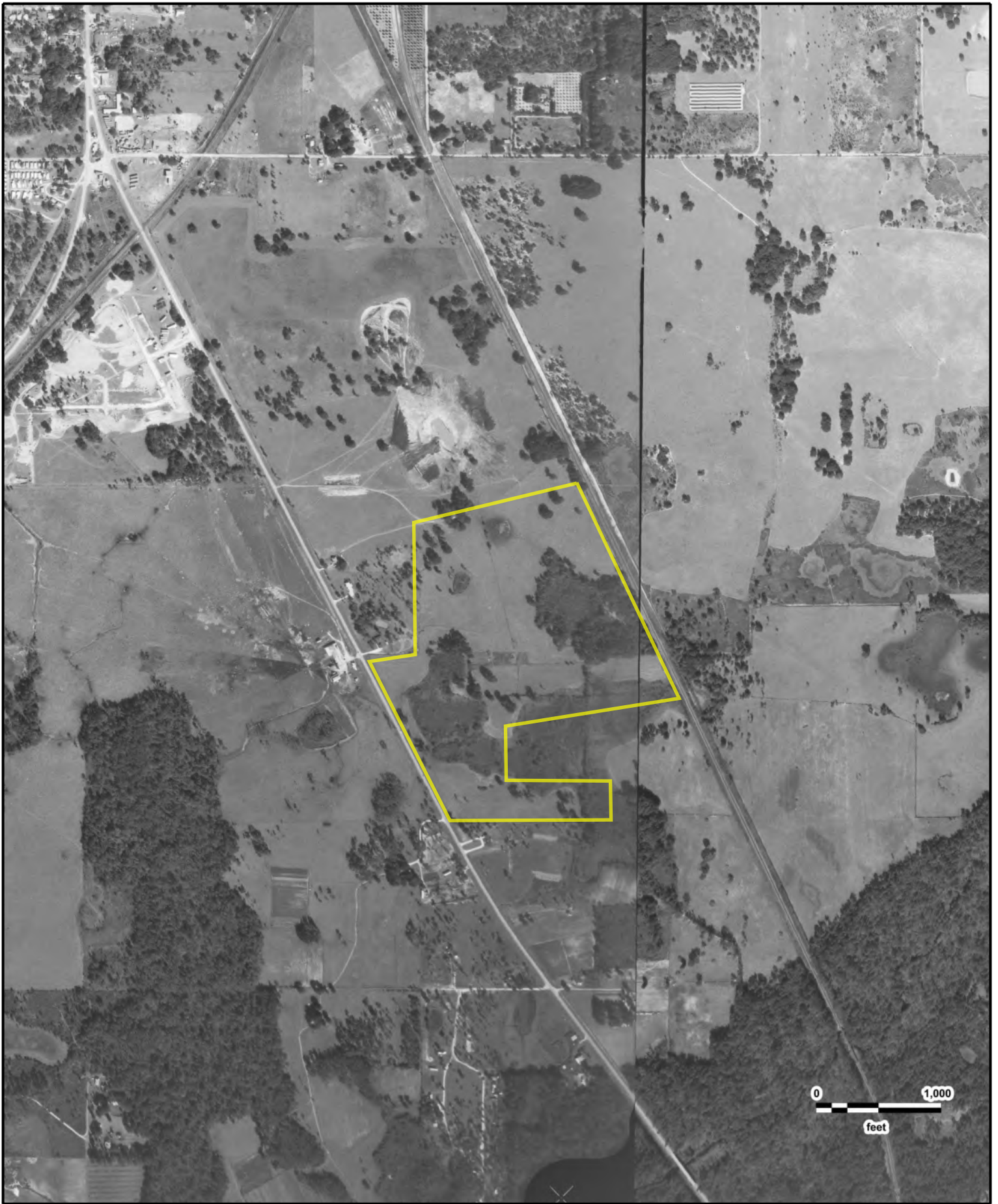
Gagne Property
USGS
04/29/1984

GeoSearch



Gagne Property
FDOT
03/26/1979

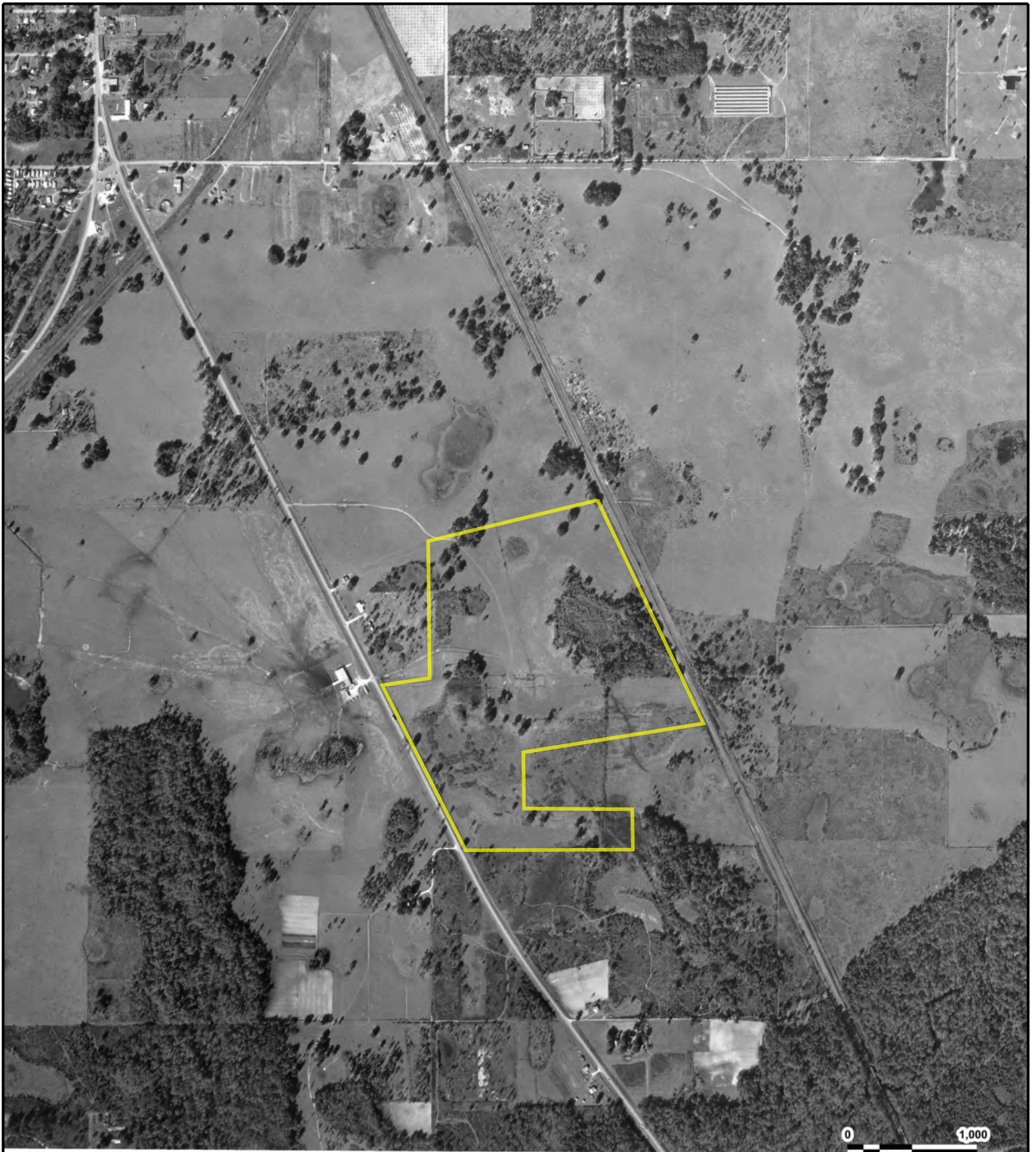
GeoSearch



Gagne Property
USGS
12/01/1971



GeoSearch



0 1,000

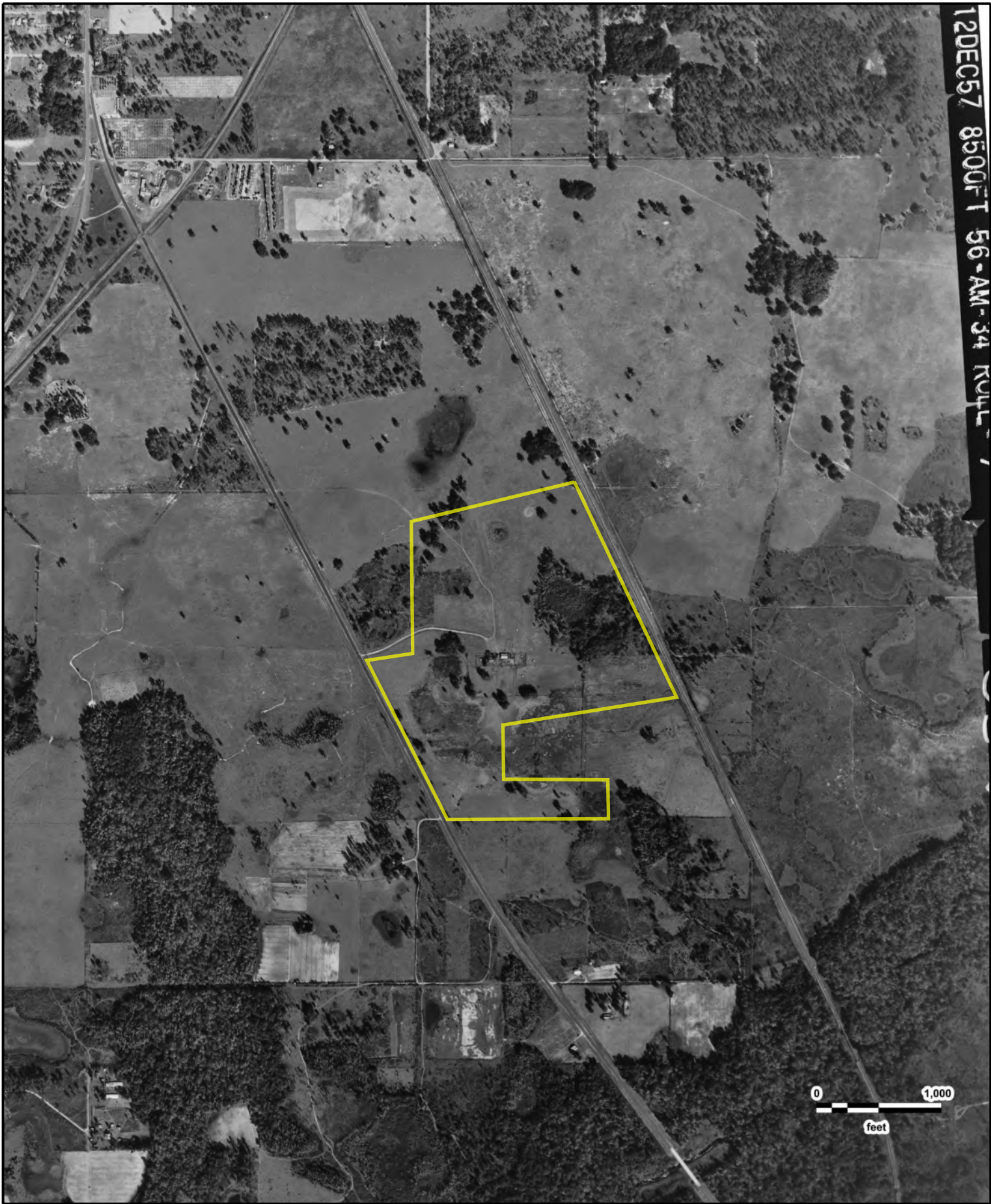
feet



Gagne Property
FDOT
01/05/1967

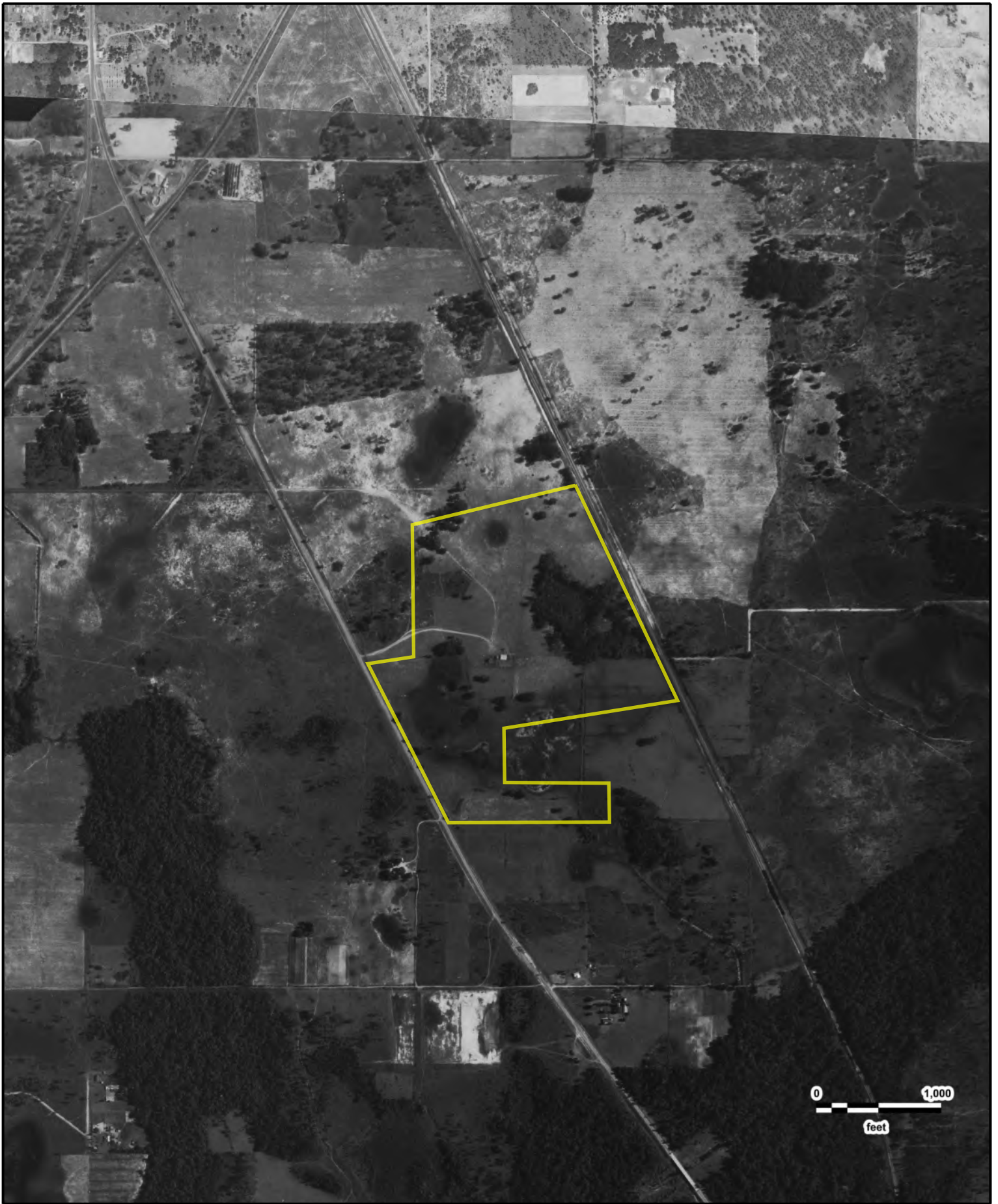
GeoSearch

12DEC57 8500FT 56-AM-34 RULL



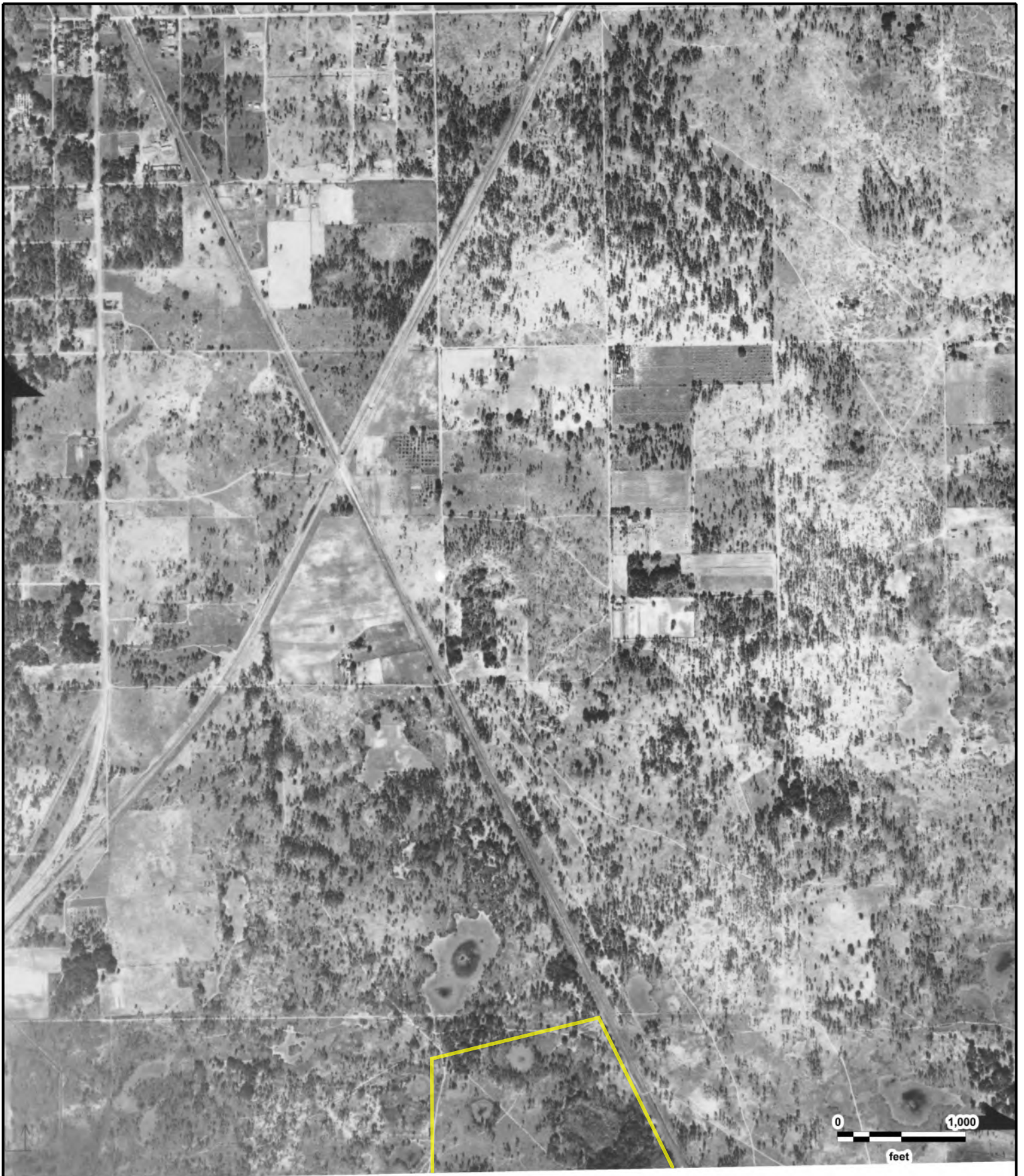
Gagne Property
USGS
12/12/1957

GeoSearch



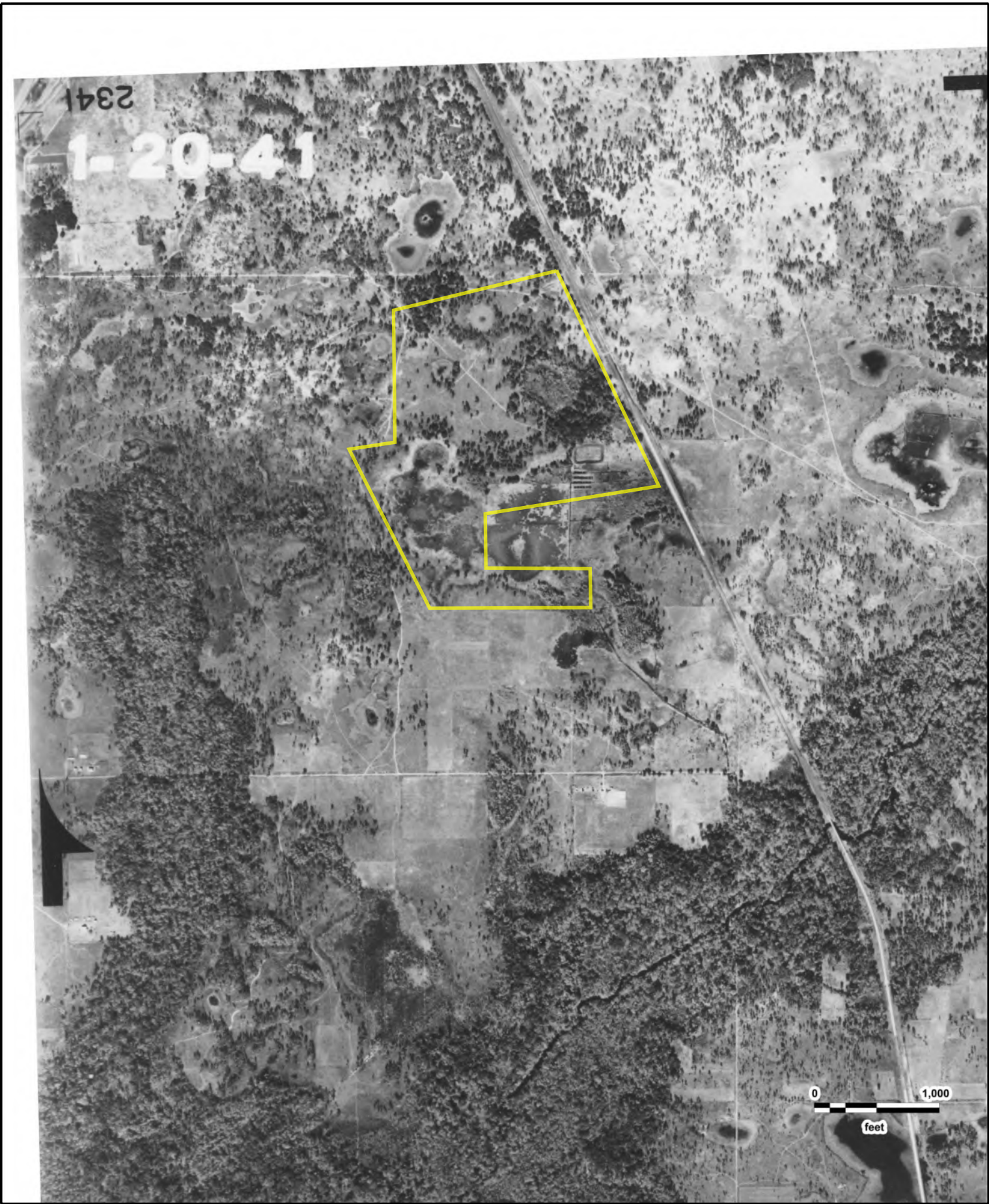
Gagne Property
USGS
05/13/1952

GeoSearch



Gagne Property
ASCS
01/20/1941

GeoSearch



2341

1-20-41

0 1,000
feet



Gagne Property
ASCS
01/20/1941

GeoSearch

Appendix F Site Photographs



Photograph No. 1 View to the southeast of a concrete slab with pieces of concrete and bricks located in the northern portion of the Subject Property.



Photograph No. 2 View to the west of the onsite potable well located in the northern portion of the Subject Property. Note Chancey Road to the right.



Photograph No. 3 View to the south of the cattle pens located in the northern portion of the Subject Property.



Photograph No. 4 View to the south of the cattle pens chute.



Photograph No. 5 View to the north of the interior of the cattle pens.



Photograph No. 6 View to the east of the western side of the cattle pens and of two water troughs.



Photograph No. 7 View to the east across the northern portion of the Subject Property.



Photograph No. 8 View to the south of a molasses tank, metal pipes, and barbed-wire fence on a concrete slab in the northern portion of the Subject Property.



Photograph No. 9 View to the north of a debris pile located in the northern portion of the Subject Property. Note the septic system in the background.



Photograph No. 10 View to the northeast of the septic system located in the northern portion of the Subject Property.



Photograph No. 11 View to the northeast of a pile of wood located in the northern portion of the Subject Property.



Photograph No. 12 View to the southeast across the northwestern portion of the Subject Property. Note the pond in the background.



Photograph No. 13 View to the north of the natural pond located in the northern portion of the Subject Property.



Photograph No. 14 View to the east across the central portion of the Subject Property and of a drainage feature.



Photograph No. 15 View to the south of the wetlands located in the southern portion of the Subject Property.



Photograph No. 16 View to the southeast across the southwestern portion of the Subject Property and of wetlands.



Photograph No. 17 View to the south along the southwestern Subject Property boundary.



Photograph No. 18 View to the east across wetlands located in the southwestern portion of the Subject Property.



Photograph No. 19 View to the south of the southwestern portion of the Subject Property.



Photograph No. 20 View to the north across wetlands located in the southern portion of the Subject Property.



Photograph No. 21 View to the west across the southern portion of the Subject Property.



Photograph No. 22 View to the east of the densely vegetated wetlands in the southeastern portion of the Subject Property.



Photograph No. 23 View to the north across the central portion of the Subject Property and of the former cattle pens area.



Photograph No. 24 View to the north of a feeder located in the central portion of the Subject Property.



Photograph No. 25 View to the east of the southeastern portion of the Subject Property.



Photograph No. 26 View to the south of wetlands and a pathway on the southeastern portion of the Subject Property and on the southern adjacent property.



Photograph No. 27 View to the south of the eastern portion of the Subject Property.



Photograph No. 28 View to the south of a discarded refrigerator located in the eastern portion of the Subject Property.



Photograph No. 29 View to the east of wetlands located in the eastern portion of the Subject Property.



Photograph No. 30 View to the east of a water trough located in the northeastern portion of the Subject Property. Note the eastern adjacent rail line in the background.



Photograph No. 31 View to the south across the northeastern portion of the Subject Property.



Photograph No. 32 View to the northwest of a pole-mounted transformer located along the northern Subject Property boundary.



Photograph No. 33 View to the west across the northeastern portion of the Subject Property. Note Chancey Road to the right.



Photograph No. 34 View to the north of a drainage feature located through the northern portion of the Subject Property.



Photograph No. 35 View to the west of a water trough on a concrete slab located in the northern portion of the Subject Property.

Appendix G Qualifications

> Kathryn M. Emby, EIT

Staff Engineer II

Ms. Emby holds a bachelor's degree in engineering and has more than 25 years of consulting experience. Her diverse experience includes collecting soil, groundwater, asbestos, and lead-based paint samples; managing schedules and subcontractors; evaluating data; and preparing reports for Phase I/II environmental site assessments (ESAs), site assessments, remedial action plans, asbestos surveys and abatements, lead-based paint assessments, and air quality. She is an efficient project manager, keeping projects organized, on time and within budget.

EXPERIENCE

Phase I/II ESA | Preservation of Affordable Housing | Miami, FL

Conducted three Phase I ESAs at a site in Miami, FL. Reviewed historical information and prepared reports. Performed a Phase II ESA that included soil and groundwater sampling, managing subcontractors, abandoning monitoring wells, and preparing reports and cost estimates. Prepare a Part 58 form.

Phase I ESAs and Asbestos Surveys | Volunteers of America National Services | Miami/Hialeah, FL

Conducted Phase I ESAs, reviewed historical information, prepared reports, and cost estimates, and conducted asbestos surveys, prepared reports, and cost estimates at four properties in Miami/Hialeah, Florida.

Phase I ESAs | The Housing Authority of the City of Key West | Key West, FL

Conducted Phase I ESAs, reviewed historical information, prepared reports, and cost estimates at four properties in Key West, Florida.

Phase I ESA and Asbestos Surveys | Verizon Wireless | Florida

Conducted Phase I ESAs, reviewed historical information, prepared reports, and cost estimates, and conducted asbestos surveys, prepared reports, and cost estimates for various properties throughout Florida.

Phase I ESAs | Southern Grouts | Southeast Florida

Conducted Phase I ESAs, reviewed historical information, prepared reports, and cost estimates of four properties in southeast Florida.

Phase I ESAs | Numerous Attorneys | Florida

Conducted a variety of Phase I ESAs throughout Florida. Reviewed historical information and prepared reports.

Phase I/II ESAs | Numerous Dealerships | Southeastern United States

Conducted a variety of Phase I ESAs throughout the southeastern United States. Also reviewed historical information and prepared reports. Conducted Phase II ESAs at selected dealerships that included collecting soil and groundwater samples, evaluating data, and preparing reports and cost estimates.

Phase I ESAs | Numerous Developers/Real Estate Businesses | Southeastern United States

Conducted a variety of Phase I ESAs throughout the southeastern United States. Reviewed historical information and prepared reports.

EDUCATION

B.S., Civil Engineering
University of South Florida

CREDENTIALS

Engineer in Training, Florida, 1993

OSHA HAZWOPER 40-hour and 8-hour refresher training

First Aid and CPR

AHERA: Asbestos Inspection and Assessment

AHERA: Asbestos Management Planning

AHERA: Asbestos Supervisor

ASTM Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process

AREAS OF EXPERTISE

Environmental Assessments

Asbestos & Lead-Based Paint Inspector & Assessor

Soil & Groundwater Sampling

Environmental Engineering Design & Permitting

Operation & Maintenance Scheduling for Remedial Systems

> Kathryn M. Emby, EIT

Staff Engineer II

Page 2

Site Assessment Report (SAR), Hillsborough County Plant City Courthouse | Florida Department of Environmental Protection (FDEP) | Plant City, FL

Updated health and safety plan at a site in Plant City, Florida. Scheduled and managed monitoring well install and soil and groundwater sampling, evaluated data, prepared an interim assessment report, prepared two supplemental site assessment reports (SSARs), scheduled and managed the well abandonment, and prepared a well abandonment report. Received a site rehabilitation completion status for the facility.

Phase I ESAs | Tampa Electric Company (TECO) | Florida

Conducted a variety of Phase I ESAs throughout Florida, reviewed historical information, and prepared reports.

Phase I ESAs | Confidential Client | Texas

Conducted five Phase I ESAs in Texas, reviewed historical information, and prepared reports.

Environmental Consulting Services | Confidential Client | Polk County, FL

Scheduled groundwater and stormwater sampling at a site in Polk County. Evaluated data, prepared reports, scheduled sump sampling, submitted lab data to client, managed site, and prepared cost estimates.

Environmental Consulting Services | DRH7425 Land Trust (formerly 124 Land Trust) | Largo, FL

Scheduled semi-annual groundwater sampling at the facility in Largo, Florida. Evaluated data, prepared semi-annual reports, prepared cost estimates, and managed the preparation of a remedial action plan (RAP).

Natural Attenuation Monitoring (NAM) of Florida Petroleum Reprocessors, Inc. | FDEP | Davie, FL

Update health and safety plan and scheduled semi-annual groundwater sampling at the site in Davie, Florida. Evaluated data and prepared semi-annual NAM reports.

Site Assessment of Floridan Hotel | FDEP | Tampa, FL

Update health and safety plan and scheduled groundwater sampling at the site in Tampa, Florida. Evaluated data and prepared a Supplement Site Assessment Report.

Site Assessment of Thorntons #709 | FDEP | Oldsmar, FL

Prepare a health and safety plan at the site in Oldsmar, Florida. Conduct a file review and pre-drilling meeting, complete a site historical summary worksheet, prepare a Task 2 proposal, scheduled and managed monitoring well install and soil and groundwater sampling, evaluated data, and prepared an Interim Site Assessment Report and a templated site assessment report (TSAR).

Phase I/II ESAs | Confidential Client

Conducted a variety of Phase I ESAs, reviewed historical information, and prepared reports. Conducted a Phase II ESA that included soil sampling at one site.

Phase I ESAs | NTE Carolinas | North Carolina

Conducted three Phase I ESAs in North Carolina, reviewed historical information, and prepared reports.

Phase I ESAs | Calpine Corporation | Eastern United States

Conducted a variety of Phase I ESAs throughout the eastern United States, reviewed historical information, and prepared reports.

Remedial Action, Groundwater Monitoring | WXEL TV 42 | Boynton Beach, FL

Implemented limited scope RAP via chemical oxidation injection and over-purging monitoring wells via vacuum truck at a site in Boynton Beach, Florida. Managed subcontractors, prepared cost estimates, performed groundwater monitoring, prepared implementation report and quarterly reports, conducted supplemental site assessment, and prepared report. Received an low-scored site initiative (LSSI) no further action (NFA) status for the facility.

Site Assessment Report (SAR), 7-Eleven Food Store #34153 | FDEP | Fort Myers, FL

Prepared receptor survey and exposure pathway identification form at the 7-Eleven Food Store #34153 site in Fort Myers, Florida. Scheduled and managed monitoring well install and soil and groundwater sampling, evaluated data, and prepared templated site assessment report (TSAR). Received a site rehabilitation completion status for the facility.

NAM, Bulk Liquid Transport-Radiant Oil Spill | Federal Insurance Company | Tampa, FL

Scheduled annual groundwater sampling at the site in Tampa, Florida. Over-purged a monitoring well via vacuum truck, evaluated data, and prepared annual NAM reports. Received a LSSI NFA status for the facility.

Post-Active Remedial Monitoring (PARM) | Kenan Advantage Group | Spring Hill, FL

Scheduled annual groundwater sampling at the fuel-spill site in Spring Hill, Florida. Evaluated data, prepared annual PARM reports, provided over-purging monitoring well via vacuum truck, conducted groundwater sampling, and prepared report. Received a site rehabilitation completion status for the facility.

Building Hazard Assessment | Former Suwannee Meat Packing Company | Live Oak, FL

Conducted asbestos, lead-based paint, petroleum, oils and lubricants, and universal waste assessments at the site in Live Oak, Florida. Prepared reports, evaluated analytical results, and prepared cost estimates.

> Kathryn M. Emby, EIT

Staff Engineer II

Page 3

Building Hazard Assessment | Confidential Client | Orlando, FL

Conducted asbestos, lead-based paint, petroleum, oils and lubricants, and universal waste assessments at various buildings throughout the water park in Orlando, Florida. Prepared reports, evaluated analytical results, and prepared cost estimates.

SAR for Pembroke Pines City-Holly Lake Pump Station | FDEP | Pembroke Pines, FL

Prepared receptor survey and exposure pathway identification form at the site in Pembroke Pines, Florida. Also scheduled soil and groundwater sampling, evaluated data, and prepared the TSAR. Received a site rehabilitation completion status for the facility.

LSSI for Mid FL Transit, Inc. | FDEP | Lakeland, FL

Prepared health and safety plan for the site in Lakeland, Florida. Conducted site reconnaissance, scheduled monitoring well install, sampled soil and groundwater, and evaluated data. Prepared historical summary, interim reports, and a supplemental SAR. Received an LSSI NFA status for the facility.

SAR for Manatee Fruit Company | FDEP | Cortez, FL

Scheduled soil sampling at the site in Cortez, Florida. Evaluated data and prepared the TSAR. Received a site rehabilitation completion status for the facility.

Asbestos Surveys and Lead-Based Paint Surveys | Various FDEP State Parks | Florida

Conducted numerous limited asbestos and lead-based paint assessments at various state parks throughout Florida. Prepared reports, evaluated analytical results, and prepared cost estimates.

Asbestos Surveys and Lead-Based Paint Surveys and Chemical Inventory | Confidential Client | Orlando, FL

Conducted numerous asbestos and lead-based paint assessments at various buildings throughout theme parks in Orlando, Florida. Prepared reports, evaluated analytical results, and prepared cost estimates. Conducted chemical inventory throughout the theme parks.

Asbestos Surveys and Lead-Based Paint Surveys | Pinellas County School Board | Pinellas County, FL

Conducted numerous asbestos and lead-based paint assessments at various schools throughout Pinellas County, Florida. Prepared reports, evaluated analytical results, and prepared cost estimates.

Environmental Consulting Services | City of Avon Park | Highlands County, FL

Scheduled soil and groundwater sampling at a site in Highlands County. Evaluated data, prepared SARs, conducted soil removal, and prepared cost estimates.

21-Year Contract; Phase I/II ESAs, Asbestos Surveys and Asbestos Abatements, and Interim Source Removals (ISRs) | Hillsborough County Aviation Authority (HCAA) | Hillsborough County, FL

Conducted Phase I ESAs in the Drew Park area for more than 100 sites and prepared reports and cost estimates. Conducted asbestos surveys and prepared asbestos survey reports and cost estimates. Managed asbestos abatements and prepared asbestos abatement reports and cost estimates. Performed Phase II ESAs and supplemental assessments that included soil and groundwater sampling, managing subcontractors, and preparing reports and cost estimates. Performed ISRs that included preparing construction drawings and technical specifications, collecting soil samples, managing subcontractors, and preparing reports and cost estimates. All investigations were in support of expansion of Tampa International Airport. The contract was initiated in 1993 and completed in 2014.

SAR, Free-Product Recovery, Asbestos Survey and Abatement, Phase I ESAs | Sunshine Lake Estates | New Port Richey, FL

Performed contamination/site assessment activities and prepared a SAR. Performed free product recovery activities, managed subcontractors, prepared cost estimates, performed groundwater monitoring, and prepared NAM reports. Received a NFA status for the site in New Port Richey, Florida. Supervised an asbestos abatement at the recreation hall for renovations. Conducted two Phase I ESAs and prepared reports.

RAP Modifications and Monitoring Only | Springstead Oil Company | Brooksville, FL

Prepared RAP modification, preapproval bid package, and evaluated bid proposals for a facility in Brooksville, Florida. Managed subcontractors, collected groundwater samples, and prepared reports and cost estimates.

Dewatering System Monitoring | Lowe's Home Center | Tarpon Springs, FL

Collected influent and effluent water samples from a dewatering system during Phase I construction activities in Tarpon Springs, Florida. Recorded and evaluated the flow rate, evaluated the laboratory results, and prepared letter reports. Collected groundwater samples from two monitoring wells, evaluated the laboratory results, and prepared letter reports.

> Kathryn M. Emby, EIT

Staff Engineer II

Page 4

Phase I ESAs | Mattawoman Energy, LLC (aka Panda) | Maryland

Conducted a variety of Phase I ESAs in Maryland, reviewed historical information, and prepared reports.

3-Year Contract Involving Environmental Services | Tampa International, Vandenberg, Peter O Knight, and Plant City Airports, HCAA | Tampa & Plant City, FL

Conducted Phase I ESAs and asbestos surveys, and prepared reports and cost estimates. Managed asbestos abatements and prepared asbestos abatement reports and cost estimates. Performed Phase II and supplemental site assessments that included sampling soil and groundwater, managing subcontractors, and preparing reports and cost estimates.

SAR, Former Hertz Site | Tampa International Airport, HCAA | Tampa, FL

Conducted soil and groundwater sampling, managed subcontractors, and prepared SAR and cost estimates.

Supplemental SAR and ISR Design, Hillsborough County Mosquito Control Site | Tampa International Airport, HCAA | Tampa, FL

Conducted supplemental assessments that included collecting soil and groundwater samples, managing subcontractors, and preparing reports and cost estimates. Prepared construction drawings and technical specifications, collected soil samples, managed subcontractors, and prepared reports and cost estimates for an ISR.

Asbestos and Lead-Based Paint Surveys | Hillsborough County Real Estate Department | Hillsborough County, FL

Conducted asbestos and lead-based paint assessments at 13 water treatment plants, wastewater treatment plants, or pump stations; prepared reports and cost estimates. Managed gopher tortoise relocation at two sites. Managed discharge potable water permit assistance at one site.

ESAs, Asbestos Surveys, and Operations and Maintenance (O&M) Plans | Various Apartment Complexes | Florida

Conducted numerous ESAs and limited asbestos surveys throughout Florida. Reviewed historical information, prepared reports, evaluated analytical results, prepared cost estimates, and prepared asbestos O&M plans for known and/or unknown asbestos-containing materials.

Phase I ESA, Asbestos Surveys and O&M Plans, and Lead Surveys | Numerous Financial Institutions | Florida

Conducted a variety of Phase I ESAs in Florida, reviewed historical information, prepared reports, conducted asbestos facility assessments, evaluated analytical results, prepared asbestos survey report and cost estimates, conducted lead-based paint assessment, evaluated analytical reports, and

prepared O&M plan for known and/or unknown asbestos-containing materials.

Phase I ESA | Confidential Client | Florida

Conducted a variety of Phase I ESAs throughout Florida, reviewed historical information, and prepared reports.

Asbestos Surveys, Asbestos Abatement, Lead-Based Paint Surveys and Abatement, and Indoor Air Quality Survey (IAQ) Surveys | Pinellas County School Board | Pinellas County, FL

Conducted asbestos facility and lead-based paint assessments; evaluated analytical reports; managed and supervised asbestos and lead-based paint abatement; and conducted indoor air quality assessments by collecting temperature, relative humidity, and carbon dioxide levels. Prepared reports and cost estimates.

Various Projects | United States Postal Service (USPS) | Florida

Conducted asbestos, lead-based paint, and drinking water surveys at several USPS facilities throughout the Suncoast District in Florida. Also assisted in preparing reports and generated new O&M programs for each facility based on analytical results obtained.

Phase I ESAs | Navasota Energy | Texas

Conducted a variety of Phase I ESAs in Texas, reviewed historical information, and prepared reports.

SAR, RAP, Monitoring Only Plan (MOP) | Speedway No. 8382 | Lakeland, FL

Prepared and implemented a remedial action plan modification. Managed subcontractors, prepared cost estimates, performed monitoring only activities, collected quarterly groundwater samples, and prepared quarterly reports. Received a NFA status for a facility in Lakeland, Florida.

SAR/RAP/MOP | PJ's Auto World | Clearwater, FL

Performed contamination/site assessment activities and prepared SARs. Prepared and implemented a RAP, managed subcontractors, prepared cost estimates, performed one year of monitoring only activities, collected quarterly groundwater samples, and prepared quarterly reports. Received a NFA status for a facility in Clearwater, Florida.

Asbestos Survey and Abatement Walk-through | Carlisle Lincoln-Mercury | Pinellas County, FL

Conducted asbestos facility assessment at a facility in Pinellas County, Florida. Evaluated analytical results, prepared asbestos survey report and cost estimates, conducted abatement walk-through with subcontractors, and prepared asbestos abatement proposal.

> Kathryn M. Emby, EIT

Staff Engineer II

Page 5

IAQ and Asbestos O&M Update | Meridian Behavioral Healthcare | Gainesville, FL

Conducted IAQ assessment at the facility in Gainesville, Florida. Collected temperature, relative humidity, carbon monoxide, and carbon dioxide levels. Collected biological wipe and air samples, evaluated analytical report, prepared IAQ report, reviewed asbestos O&M plan, conducted an asbestos O&M plan walk-through, and prepared asbestos O&M plan update report.

IAQ Survey | Lowes Home Improvement

Conducted IAQ assessment. Collected temperature, relative humidity, and carbon dioxide levels. Collected biological wipe and air samples, evaluated analytical report and prepared IAQ report.

Asbestos Abatement | James A. Haley Veterans Administration (VA) Hospital | Tampa, FL

Prepared asbestos abatement specifications, managed asbestos abatement, and prepared abatement report and cost estimates for the VA Hospital in Tampa, Florida.

Phase I ESA and Asbestos Survey | Palm Professional Building | Largo, FL

Conducted asbestos facility assessment, evaluated analytical reports, and prepared survey report and cost estimate for a commercial building in Largo, Florida. Also conducted Phase I ESA and prepared report and cost estimate.

SAR, Free-Product Recovery and Pilot Test | Lil' Champ No. 1042 | Wildwood, FL

Performed contamination/site assessment activities with soil and groundwater sampling and prepared SARs. Performed free-product recovery activities and report, performed a pilot test with ISO-GEN technology, prepared a pilot test report, managed subcontractors, and prepared cost estimates for a facility in Wildwood, Florida. Supervised excavation, collected groundwater samples, and evaluated analytical reports.

SAR | Boston Market | Largo, FL

Performed contamination/site assessment activities and prepared a SAR. Received a NFA status for a facility in Largo, Florida.

MOP | Jewish Center Towers | Tampa, FL

Performed four years of monitoring only activities, collected semi-annual groundwater samples, and prepared semi-annually reports; and received a NFA status for a facility in Tampa, Florida.

Coal-Burn By-Product Study | TECO

Collected a series of fly ash, boiler slag, and bottom ash samples, evaluated analytical results, and prepared material safety data sheets (MSDS) and spreadsheets.

Tank Closure Assessment | TECO

Collected soil samples for screening and laboratory analysis, installed temporary monitoring wells, collected groundwater samples, evaluated analytical results, and prepared a report for several aboveground storage tanks containing gasoline or oil.

Phase I/II ESA | Texas Independent Energy

Conducted a Phase I ESA, reviewed historical information, conducted a Phase II subsurface investigation that included soil screening, and prepared a report.

Phase I ESAs | Southwest Florida Water Management District (SWFWMD) | Florida

Conducted a variety of Phase I ESAs, reviewed historical information, and prepared reports.

IAQ Survey | CF Industries | Wauchula, FL

Conducted IAQ assessment; collected temperature, relative humidity, and carbon dioxide levels; collected direct reading measurements and air monitoring; evaluated results and prepared an indoor air quality report for a facility in Wauchula, Florida.

IAQ Survey | Advanced Marketing | Lakeland, FL

Conducted IAQ survey, collected biological air samples, evaluated analytical report, and prepared report for a facility in Lakeland, Florida.

Hydraulic Design | Florida Cities Water Company | Sarasota, FL

Designed the hydraulics of several lift stations that were to be renovated at the Sarasota, Florida, division. Instructed the water and wastewater treatment plant operators at several divisions on Macola Operator 10 reporting and monitoring software program.

RAP | Ready/Handy No. 58 | Tampa, FL

Prepared RAP, prepared cost estimates, supervised remedial system installation, prepared O&M scheduling, performed quarterly groundwater monitoring for one year, and prepared quarterly reports for a facility in Tampa, Florida.

RAP | Malibu Grand Prix | Tampa, FL

Prepared RAP, prepared cost estimates, supervised remedial system installation, prepared O&M scheduling, performed quarterly groundwater monitoring for four years, and prepared quarterly reports for a facility in Tampa, Florida.

> Darren L. Stowe, AICP, LEP

Principal Scientist

Mr. Stowe has been a certified planner through the American Institute of Certified Planners since 1990. He has been involved in land use issues since the mid-1980s. Mr. Stowe is familiar with land use regulations/codes and comprehensive plans as well as land use permitting such as site certification applications (SCA) (Florida), certificates of public convenience and necessity (Maryland), conditional use approvals, special exception approvals (many jurisdictions), and developments of regional impact (Florida). He has performed many due diligence investigations of local and state land use regulations throughout the country to evaluate the compatibility and consistency of existing and proposed land uses such as electrical power plants and for linear facilities such as electrical transmission lines, pipelines and rails to trails corridors. He has testified in administrative hearings for new power and transmission facilities in Florida and Maryland.

EXPERIENCE

SCA, Big Bend Modernization Project | Tampa Electric Company | Tampa, FL

Prepared planning and socioeconomic sections of the SCA for a natural gas-fired addition to the Big Bend Power Plant in Tampa, Florida.

Land Use Approvals for Proposed Solar Power Generating Facilities | Tampa Electric Company | Florida

Reviewed required land use regulations in multiple jurisdictions. Prepared text amendment to land development regulations, prepared rezoning applications, and prepared a notice of proposed change to a development of regional impact. Provided expert testimony before planning commissions, boards of county commissioners, city commissioners, and boards of adjustment.

Land Use Approvals for distributed generation solar projects | Confidential Client | Maine

Review land use approval requirements in six townships in Maine. Prepared summaries of township requirements after review of land use codes and other ordinances.

Construction Plan Approvals | Tampa Electric Company | Polk & Hillsborough counties, FL

Prepared sections of County plan submittal documents for solar power generation projects in Polk and Hillsborough counties. Oversaw compilation, submittal, and response to comments for construction plans review and approval.

Utility-scale solar project | Savion | Levy County, FL

Prepared Special Exception application and supporting documents for a 74.9 MW solar power generation facility in Levy County, Florida. Oversaw the due diligence effort including wetlands, threatened and endangered species, and cultural resources.

Phase I Environmental Site Assessment (ESA) and Special Exception for Confidential Site | Confidential Client | Highlands County, Florida

Prepared Phase I ESA of approximately 450-acre agricultural property. Prepared and submitted special exception application. Provided expert testimony before the board of adjustment.

EDUCATION

B.S., Biology

Cornell University

Graduate Study, Urban and Regional Planning

Florida State University

CREDENTIALS

American Institute of Certified Planners

INSTEP Licensed Environmental Professional, No. 91

AREAS OF EXPERTISE

Phase I/II Environmental Site Assessments & Other Due Diligence Investigations

Peer Review, Planning & Socioeconomic Aspects of SCAs & Certificate of Public Convenience & Necessity Applications

Comprehensive Plan Amendments

Expert Witness for Land Use & Socioeconomics

> Darren L. Stowe, AICP, LEP

Principal Scientist

Page 2

Phase I ESA | Florida Department of Environmental Protection | Marion County, FL

Oversaw conducting site visits including the use of a drone and the preparation of reports for 12 properties totaling nearly 2,000 acres in the Etoniah Greenway area of Marion County, Florida.

Phase I ESA, Phase II ESA, and Soil Management Plan for Confidential Sites | Confidential Client | Alachua & Sarasota counties, FL

Oversaw completion of phase I / phase II ESA for a 2.7-mile rail corridor and a 13-mile rail corridor. Prepared soil management plans.

Phosphate Mining Land Use Approvals | Confidential Client | DeSoto, Manatee & Hardee counties, FL

Reviewed applicable comprehensive plans and land development regulations for DeSoto, Manatee, and Hardee counties, Florida. Prepared land use documents and presented expert witness testimony in quasi-judicial proceedings for rezoning and comprehensive plan amendments and other land use approvals.

Phase I ESA and Baseline Natural Resources Inventory | Florida Department of Environmental Protection (FDEP) | Dixie County, FL

Performed Phase I ESA and baseline natural resources inventory for a Dixie County, Florida, land parcel greater than 8,000 acres in size, with more than eight man-days of site visits. Discovered evidence of unapproved tree harvesting activities and reported the activities to FDEP and the property owner.

Baseline Natural Resources Inventory and Range Analyses | Southwest Florida Water Management District (SWFWMD) | Pasco & Lake counties, FL

Performed baseline natural resources inventory and range analyses for surplus lands, two in Pasco County and two in Lake County, Florida.

Phase I ESAs | Tampa Electric Company (Tampa Electric) | Hillsborough, Pasco & Polk counties, FL

Conducted site visits at properties in Hillsborough, Pasco, and Polk counties, Florida, proposed for solar energy generating facilities. Prepared Phase I ESA reports and performed Phase II ESA activities at most of the properties. Completed source removal and land farming activities.

Land Use Approvals for Proposed Solar Power Generating Facility | Confidential Client | Hendry County, FL

Prepared applications for planned unit development (PUD) rezoning, future land use element text amendments and comprehensive plan future land use amendment for a 958-

acre agricultural property redevelopment for solar power generation facility in Hendry County, Florida.

Mine Permitting | Cemex | Lake County, FL

Prepared land use approval documents for a sand mine in Lake County, Florida, and for a limestone mine extension in Hernando County, Florida. Provided expert witness testimony to the planning commissions and boards of county commissioners.

Wingate East Phosphate Mine | Confidential Client | Manatee County, FL

Prepared documentation in support of a rezoning request. Provided expert witness testimony.

Seminole Generating Station (SGS) Combined-Cycle (CC) Project | Putnam County, FL

Seminole Electric Cooperative, Inc. (SECI)—Prepared PUD rezoning, comprehensive plan future land use map amendment applications, and planning sections of the SCA for a natural gas-fired addition to the SGS in Putnam County, Florida.

Due Diligence and Phase I ESAs | Numerous Power Clients | Florida

One of three team members reviewing site conditions and water, wastewater, air emissions, and planning issues surrounding potential power plant acquisitions in Florida.

Phase I ESA | Confidential Client | Paris & Fourny, TX

Conducted onsite investigations of two natural gas-fired electrical power plants in Paris and Fourny, Texas. Conducted extensive interviews with knowledgeable personnel to assess the status of wastewater discharges, chemical use, and chemical storage.

Acquisition of New Mexico Gas Company | TECO Services, Inc. | New Mexico

One of a team of four conducting due diligence investigation and environmental investigations. Conducted site visits and performed Phase I ESAs and transaction screens of service centers, compressor stations, and border stations throughout New Mexico.

Site Visits and Review of Regulations | Navasota Energy | Wilson & Guadalupe counties, TX

Conducted site visits and prepared Phase I ESAs for agricultural properties. Conducted review of land development regulations for siting simple-cycle electrical generation facilities in Wilson and Guadalupe counties, Texas.

> Darren L. Stowe, AICP, LEP

Principal Scientist

Page 3

Citrus County CC Project | Confidential Client | Citrus County, FL

Prepared documents for a proposed comprehensive plan land use amendment and land atlas amendment, as well as the land use and socioeconomics sections of the SCA.

Compliance Audits | Confidential Client | Five counties in Southern Georgia

Conducted a review of state and local land use regulations and permitting requirements in five counties in southern Georgia on proposed sites for solar energy production facilities.

Transmission Line Projects | Confidential Client | Zephyrhills, Polk County & Martin counties, FL

Conducted land use regulations review in Zephyrhills, Polk County, and Martin County for new 230-kV transmission line routing. Reviewed planned developments and planned transportation improvements. Assisted in proposing route alternatives.

Transmission Line Siting Act-Willow Oak to Davis | Tampa Electric | Florida

Project planner and land use expert witness for a 30-mile, 230-kV transmission line through three municipalities. Assisted in route selection and public outreach. Testified as a land use expert before the Florida administrative law judge.

Polk Power Station Units 2-5 Conversion Project | Tampa Electric | Hillsborough & Polk counties, FL

Assisted in route selection for 32 miles of 230-kV transmission lines in Hillsborough and Polk counties. Assisted in public outreach program and authorized land use and socioeconomic sections of the SCA. Testified as the land use and socioeconomic expert before the Florida administrative law judge.

ESA | U.S. Department of Energy (DOE) | Kemper County, MS

Project planner and land use expert for a proposed integrated gasification combined-cycle (IGCC) electrical power plant; a surface lignite coal mine; and linear facilities including a natural gas pipeline, transmission lines, and a pipeline for sequestered carbon dioxide in Kemper County, Mississippi. Responsible for preparation of the land use, socioeconomics, environmental justice, housing, and transportation sections of the DOE's environmental impact statement.

Turkey Point Transmission Line Siting Act-Miami-Dade County | Confidential Client | Miami Dade County, FL

Project planner and land use expert for approximately 90 miles of 500-kV and/or 230-kV transmission line through eight municipalities. Assisted in route selection and public outreach. Prepared appropriate sections of Chapter 9 of the SCA for development of two new nuclear electrical generating units.

Transmission Line Siting Act-Morgan Road to Zephyrhills North | Confidential Client | Polk & Hillsborough counties, FL

Project planner and land use expert for a 40-mile, 230-kV transmission line through two different municipalities. Assisted in route selection.

Phosphate Mining Land Use Approvals | Confidential Client | Hillsborough, Manatee & Hardee counties, FL

Reviewed applicable comprehensive plans and land development regulations for Hillsborough, Manatee, and Hardee counties, Florida. Prepared land use documents and presented expert witness testimony in quasi-judicial proceedings for rezoning and comprehensive plan amendments and other land use approvals.

Land Use Planning | Multiple Clients | Hillsborough, Manatee & Hardee counties, FL

Presented expert witness testimony in support of mining ordinances in Lee and Citrus counties and in support of phosphate mining projects in Hillsborough, Manatee, and Hardee counties, Florida. Testimony included compliance with comprehensive plans (state, regional, and local) and consistency with local ordinances and land use codes.

Phase I ESA | Sargent & Lundy | Taylor County, FL

Due diligence investigations of an approximately 3,200-acre property in Taylor County, Florida, proposed for development as a solid fuel power plant by the Florida Municipal Power Authority. Prepared a comprehensive plan text amendment and amendment to the Future Land Use Map. Provided oversight of subcontractors for roadway/railroad alternatives and archaeological/historical resource surveys. Prepared land use and socioeconomic portions of SCA.

Polk Power Station Unit 6 | Tampa Electric | Polk County, MD

Prepared supporting documentation for a level 4 conditional use permit and the appropriate land use and socioeconomic sections of the SCA in support of a proposed 660-MW IGCC electrical power generating plant in Polk County, Florida. The application also included new transmission lines requiring land use review. Completed land use and socioeconomic sections for application to site a water use pipeline for reclaimed water.

Perryman Power Plant | Confidential Client | Perryman, MD

Prepared the land use and socioeconomic sections of the certificate of public convenience and necessity (CPCN) application for additional simple cycle electrical generating turbines in Perryman, Maryland. Application included an analysis of potential visual impacts.

> Darren L. Stowe, AICP, LEP

Principal Scientist

Page 4

Maryland CPCN Environmental Review Document | Confidential Client | Harford County, MD

Responsible for all land use and socioeconomic aspects of a simple cycle natural gas power plant expansion in Harford County, Maryland.

Maryland CPCN Environmental Review Document | Free State Electric | Charles County, MD

Responsible for all land use and socioeconomic aspects of the proposed CPV-Charles Power Plant CPCN for the 76-acre project in Charles County, Maryland.

Land Use and Socioeconomic Efforts | Orlando Utilities Commission & Confidential Client | Orlando, FL

Prepared the land use and socioeconomic sections of the DOE environmental information volume and the SCA for a proposed IGCC unit at the Stanton Energy Center in Orlando, Florida. Expert witness in the Florida Electrical Power Plant Siting Act proceedings for land use and socioeconomics.

SCA for Blue Heron Energy Center | Calpine Eastern | Indian River County, FL

Completed the land use and socioeconomic background study and impact analysis sections of the application for siting a 1,080-MW natural gas-fired CC electrical generating plant in Indian River County, Florida. Prepared documentation to support a Special Exception Use application to the existing agricultural zoning.

Maryland CPCN Environmental Review Document | Confidential Client

Responsible for all land use and socioeconomic aspects of the Frederick Project CPCN for a 180-acre site and associated linear facilities. Coordinated the cultural resource assessment of the plant site and surrounding viewshed.

Smith Unit 3 SCA | Confidential Client | Bay County, FL

Completed the land use and socioeconomic background study and impact analysis sections of the application for siting a 550-MW natural gas fired electrical generating plant in Bay County, Florida. Prepared documentation to support an amendment to the Future Land Use map of Bay County from an agricultural to an industrial designation.

SCA | New Smyrna Beach Power Company, Confidential Client | New Smyrna Beach, FL

Completed the land use and socioeconomic background study and impact analysis sections of the application for siting a 550-MW natural gas-fired electrical generating plant in New Smyrna Beach, Florida. Assisted in legal counsel in evaluating consistency with Volusia County and New Smyrna Beach comprehensive plans, zoning districts, and local development regulations.

Comprehensive Plan | City of Ocala, FL

Responsible for reviewing City of Ocala's land use designations and zoning to update the comprehensive plan. The primary focus of the update was to review and incorporate policies related to protecting groundwater from contamination by hazardous wastes, identifying and protecting wetland areas, identifying and protecting threatened and endangered species and habitats, and the identification and delineation of karst-sensitive areas. The findings of the project were presented at a public hearing.

Development of Regional Impact (DRI) Services | Shimberg-Cross | Hillsborough County, FL

Performed DRI services for the Fishhawk Ranch Development in Hillsborough County, Florida. Regulatory approvals were granted for the 5,000-acre primarily residential development, including gopher tortoise relocation plans and conservation easements.

DRI Services | Robert E. Wooley | Hillsborough County, FL

Performed DRI services for the Parkway Centre in Hillsborough County, Florida. Regulatory approvals included a comprehensive plan land use amendment and mixed-use zoning. An onsite active eagle nest was incorporated within the project limits to the satisfaction of numerous regulatory agencies. Conducted wetland delineations for approximately 20 onsite wetland areas.

DRI Services | Opus South | Tampa, FL

Performed DRI services for the University Business Center in Tampa, Florida. Regulatory approvals were granted for this office development.

DRI Services | Tampa Triangle Joint Venture | Tampa, FL

Performed DRI services for Tampa Triangle. Regulatory approvals included a mixed-use rezoning and an innovative stormwater detention system.

DRI Services | Tower Marc | Hillsborough County, FL

Performed DRI services for Waters Avenue/Tower Marc, a mixed-use project with wetland issues and right-of-way impacts in Hillsborough County, Florida. Successfully negotiated offsite wetland mitigation.

Land Management Plan | Hillsborough County, FL

Prepared a land management plan to incorporate planned county facilities, including a regional wastewater treatment plant, a sludge treatment facility, a regional park with recreational facilities, a potential high school site, roadway infrastructure and wetlands restoration. Successfully obtained a conditional use permit for the proposed facilities in Hillsborough County, Florida.

> Darren L. Stowe, AICP, LEP

Principal Scientist

Page 5

Cone Ranch Land Management Plan | Hillsborough County, FL

Prepared a land management plan for a northeastern Hillsborough County tract proposed as a wellfield. The plan investigated potential impact from an adjacent phosphate plant and reviewed potential revenue generating land uses.

Sydney Mine Land Management Plan

Incorporated reclamation objectives into a land management plan for a portion of the Sydney Mine. Reviewed future roadway plans and the comprehensive plan for long range land use utilization possibilities after successful reclamation.

Phase I/II ESAs and Remedial Actions, | SWFWMD

Completed numerous Phase I ESAs throughout the district. Assessed potential contamination associated with cattle pens, cattle dipping vats, and other agricultural activities. Conducted many peer reviews of due diligence documents preparing detailed review letters.

Site Assessment, Source Removal and Monitoring | Hunt Real Estate Services | Brevard County, FL

Responsible for vertically and horizontally delineating Total Recoverable Petroleum Hydrocarbons (TRPH)- and polychlorinated biphenyl -contaminated soil and TRPH and metals impacted groundwater at a designated Brownfield site in Brevard County, Florida. Prepared site assessment, source removal and monitoring reports to FDEP brownfield coordinator in Central District office. Assisted client in applying for voluntary cleanup tax credits.

Phase I/II ESA, Soil Removal, and Natural Attenuation Monitoring | Mabry Carlton Ranch | Sarasota County, FL

Responsible for managing Phase I ESA of 12,000-acre, active ranch property and Phase II ESA of recognized environmental conditions (RECs) associated with two cattle dipping vats and an active cattle pen area. Calculated area of soil removal through an iterative sampling and analysis program. Managed the oversight of the soil removal activities and prepared and implemented a post-monitoring groundwater sampling program. Documents prepared for SWFWMD and Sarasota County.

Phase I/II ESA, Soil Removal | Conservation Foundation of the Gulf Coast | Sarasota County, FL

Responsible for managing Phase I ESA of the Walton Ranch, a 3,720-acre property, and Phase II ESA of recognized environmental condition associated with an active cattle pen area. Calculated area of removal of pesticide-impacted soil through iterative sampling and analysis. Managed oversight of the soil removal activities. Documents prepared for SWFWMD and Sarasota County.

Phase I/II ESA | Confidential Client | City of Winter Haven, FL

Responsible for managing Phase I EA of the Tucker Ranch, a 208-acre ranch site. Developed Phase II ESA scope of work to address RECs associated with former citrus grove, former onsite golf course dating to the 1920s, heating oil underground storage tank (UST), fill material, rail line, and pesticide testing. Documents prepared for the client and the City of Winter Haven, Florida.

Siting Study and Phase I ESA | Seminole Electric Cooperative, Inc. | Florida

Multi-county siting study for a potential solid fuel electrical power plant in Florida. Completed Phase I ESAs including preliminary analysis of cultural resources, wetlands, and listed species. Conducted land use compatibility review and noise ordinance implications.

Phase I/II ESAs | Verizon Wireless | Florida

Managed more than 75 Phase I ESAs and 10 Phase II ESAs throughout Florida of prospective lease spaces. Phase II ESAs assessed both onsite and offsite sources of potential impact and potential for vapor intrusion. Older developed spaces required limited asbestos surveys. Coordinated Phase I ESA efforts with other Florida ECT offices while maintaining consistency of the Phase I ESA reports.

Transaction Screen Processes, Phase I and II ESAs | Numerous Banks and Lenders | Tampa Bay Area, FL

Performed Phase I/II ESAs on properties ranging from day care centers to automobile repair facilities in the Tampa Bay area in Florida. Performed reviews of phase I ESA reports and prepared detailed review letters.

Site Assessment | Hunt Douglas Real Estate | Tampa, FL

Conducted site assessment activities and achieved and completed a natural attenuation monitoring program for both petroleum and solvent contamination on a previously abandoned site in Tampa, Florida. Approval required review of over six years of assessment documentation and development of acceptable work plans for two regulatory agencies. The local regulatory agency approve a Site Rehabilitation Completion Order (SRCO) for the petroleum contamination. FDEP approved a Conditional SRCO with restrictions on the use of groundwater for the solvent plume.

Due Diligence Assessment | Akerman Senterfitt | Tampa, FL

Reviewed all of the documentation associated with a known contaminated metal salvage yard in Tampa, Florida. Conducted interviews in order to advise a prospective purchaser of business and environmental risks.

> Darren L. Stowe, AICP, LEP

Principal Scientist

Page 6

Limited Site Assessment | Tristar Development | Pinellas County, FL

Managed a source removal and limited site assessment project associated with the maintenance facility of the Feather Sound Country Club in Pinellas County, Florida. Achieved natural attenuation monitoring approval through Pinellas County.

Due Diligence Activities | GE Capital Small Business Finance Corporation | Florida

Completed Phase I and II ESAs, peer reviews, and other due diligence inquiries for properties throughout Florida. Prepared the appropriate due diligence effort for review and U.S. Small Business Administration approved it.

Phase I/II ESAs | Confidential Client | Florida

Performed Phase I ESAs of many large-acre, undeveloped tracts for public acquisition for the TPL throughout Florida. Conducted a Phase I ESA of a 3,800-acre tract in Pasco County. Conducted subsurface investigations on two onsite landfill areas. Performed Phase I/II ESAs for proposed rails-to-trails projects in Leesburg, Sarasota, St. Petersburg, and Orange counties, Florida.

Phase I, II, and III ESAs and UST Management Services | Confidential Client | Multiple locations Florida

Performed Phase I/Phase II ESAs for the Marineland facility to facilitate sale to three separate entities, including Flagler County, the University of Florida, and a private developer. Removed USTs and contaminated soils at two locations.

Phase I ESAs | Confidential Client | McCamey, Upton & Crockett counties, Texas

Supervised the completion of Phase I ESAs of six wind turbine sites. Developed sites in McCamey, Upton, and Crockett counties, Texas (107 turbines and an operation and maintenance [O&M] building); Hancock County, Iowa (148 turbines and an O&M building); Cerro Gordo County, Iowa (55 turbines and an O&M building); Iowa County, Wisconsin (20 turbines and an O&M building); and Pipestone County, Minnesota (138 turbines and an O&M building). One proposed site in Solano County, California, included 90 turbines spread across approximately 5,983 acres. The Phase I ESAs consisted of site visits accompanied by knowledgeable personnel, database records searches, including available aerial photography searches, a search of other available standard historical sources, review of prior available reports, and preparation of reports. Delivered the investigations and reports on time and on budget. Coordinated the work effort using the resources of ECT's Tampa and Michigan offices.

Phase I ESAs | Confidential Client | Multiple States

Supervised the completion of six Phase I ESAs and three Phase I ESA updates of nine existing wind turbine sites in seven states. Conducted a tenth Phase I ESA of an approximately 10-mile transmission corridor as part of the same project. The sites consisted of:

- A 38-turbine site in Umatilla County, Oregon.
- A 27-turbine site, an operations and maintenance (O&M) building, and an electrical substation facility near Highmore, South Dakota.
- A 44-turbine and O&M building site in Tucker County, West Virginia.
- A 68-turbine and O&M building site near Woodward, Oklahoma.
- A 43-turbine and O&M building site in Lackawanna and Wayne counties, Pennsylvania.
- A 41-turbine, an O&M building, and an electrical substation facility near Edgeley, North Dakota.
- A 20-turbine and O&M building site in Somerset, Pennsylvania.
- An 80-turbine site, an O&M building, and an electrical substation facility near Evanston, Wyoming.

The Phase I ESAs and updates consisted of site visits accompanied by knowledgeable personnel, database records searches, including available aerial photography searches, a search of other available standard historical sources, review of prior available reports, and preparation of reports. Delivered the investigations and reports on time and on budget. Coordinated the work effort using the resources of ECT's Tampa and Michigan offices. [

Phase I/II ESA, and Supplemental Phase II | Confidential Client | St. Lucie County, FL

Supervised the field effort for due diligence and baseline condition investigations of an active 7,000-acre citrus grove property in southwest St. Lucie County, Florida. Assisted client in development of work scope and preparation of a final report for opposing legal and environmental consultant review. Prepared report to the standards of the South Florida Water Management District.

> Darren L. Stowe, AICP, LEP

Principal Scientist

Page 7

Hendry Ranch | Carlyle Investments | Hillsborough County, FL

Completed Phase I/II ESA, site assessment, and source removal in Hillsborough County, Florida. Detected contamination at cattle dipping vat associated with arsenic and at cattle pen area associated with organochlorine pesticides. Oversaw source removal activities.

Phase I and II ESAs, UST Management Services | Tire & Auto Centers | Florida & Georgia

Performed Phase I ESAs throughout Florida and sites in Georgia of existing tire facilities. Conducted Phase II ESAs, oversight of UST and contaminated soil removal, and conducted closure assessments.

Phase I and II ESAs | City of St. Petersburg and Pinellas County Real Estate | Pinellas County, FL

Performed Phase I and II ESAs for developed and undeveloped properties in Pinellas County, Florida.

Site Assessment | Business Communities, LLC | Pinellas County, FL

Conducted source removal activities and site assessment to achieve a natural attenuation monitoring plan approval through Pinellas County, Florida.

Phase I ESAs, Baseline Natural Resource Inventories and Range Analyses | SWFWMD | Florida

Performed environmental assessments and natural resource inventories for more than 15 properties throughout Florida, ranging in size from 35 acres to nearly 2,000 acres. Performed additional Phase I ESAs on properties up to 27,000 acres in size.

UST Management Services | Department of Health and Rehabilitative Services (HRS) | Hillsborough County, FL

Developed specifications for UST abandonment and provided closure assessment oversight services for a Hillsborough County HRS facility.

Phase I, II, and III Environmental Services | Hunt Douglas | Sarasota County, FL

Performed Phase I, II, and III environmental services for a 200,000-square-foot manufacturing facility in Sarasota County, Florida.

Preliminary Contamination Assessment | Hunt Douglas | Tampa, FL

Conducted soil and groundwater investigations in support of an application to construct on a former landfill in Tampa, Florida. Oversaw geotechnical and civil engineering firms in preparing and submitting the application to a local regulatory agency.

Phase II ESA and Support Consulting Services | Hillsborough County, FL

Conducted soil testing and construction oversight of a roadway construction project in that area adjacent to a former City of Tampa landfill.

Phase I & II ESA | Lowe's Home Improvement Center | Tampa, FL

Phase I and II ESA, permitting for construction on a former landfill, and post-construction monitoring in Tampa, Florida. Assessed extent of impact associated with the burial of solid waste. Oversaw post-construction monitoring of landfill gas generation and groundwater.

Due Diligence Assessment | Panda Acquisition Holdings | Maine, Montana & Connecticut

Provided consulting services to assess potential contamination/non-compliance liability issues associated with electrical generation power plants (coal, oil, and natural gas). Assessed two fossil plants in Maine and Montana and four plants in Connecticut for bidding purposes.

Photointerpretation | Southeastern United States

Completed numerous photointerpretation projects identifying wetlands for the U.S. Fish and Wildlife Service's National Wetlands Inventory. Reviewed infrared photography for wetland delineation through the southeastern United States. Performed trend analysis to document the historic gain and loss of wetland acreage.