

**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT
ALL APPROPRIATE INQUIRY**



VACANT LOT

**26900, 26950 & 27000 Jones Loop Road
Punta Gorda, Florida**

Prepared for:

**KRISE COMMERCIAL GROUP
Attn: Mr. Randy Krise
16 Winewood Court
Fort Myers, Florida 33146**

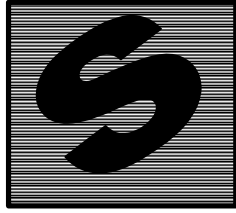
Prepared by:

STEELE ENVIRONMENTAL CONSULTING, INC.

Sarasota, Florida

February 2023

SEC Project 23-026



STEELE ENVIRONMENTAL CONSULTING, INC.

Celebrating Our 2nd Decade!

February 11, 2023

KRISE COMMERCIAL GROUP, LLC
Attn: Mr. Randy Krise
16 Winewood Court
Fort Myers, Florida 33146

Subject: **Phase I Environmental Site Assessment – All Appropriate Inquiry
Vacant Lot: 26900, 26950 & 27000 Jones Loop Road, Punta Gorda, Fla.
SEC Project Number 23-026**

Dear Mr. Krise:

Steele Environmental Consulting, Inc. (SEC) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced site located in Charlotte County, Florida. All work was performed in accordance with the Scope of Work outlined the Professional Services Agreement (PSA) dated January 31, 2023. SEC was authorized to proceed with this Phase I on January 31, 2023.

SEC has investigated the land use history, site activities and regulatory involvement of the property within the site vicinity in general accordance with the ASTM International Designation E 1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The purpose of the investigation was to identify if evidence exists to suggest the impact or potential impact of hazardous substances and/or petroleum products to the subject property.

This report is presented in the ASTM International E 1527-21 Standard Practice Format. For a concise review of the findings, please refer to Section 1.0 of this report.

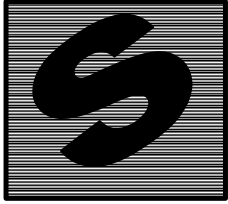
In the professional opinion of SEC, an appropriate level of inquiry has been made into the current and previous ownership and uses of the property consistent with good commercial and customary practices in an effort to minimize liability. No evidence of Recognized Environmental Conditions has been identified at the site (See Executive Summary).

Should you have any questions, please feel free to call us at (941) 552-8414.

Respectfully submitted,

Richard G. Steele

Richard G. Steele, P.G., REPA, CFEA, President,
Registered Environmental Property Assessor Reg. No. 5896



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON SOUND GEOLOGIC PRINCIPALS AND PRACTICES.

SEC CERTIFIES THIS ENVIRONMENTAL ASSESSMENT DATED FEBRUARY 2023, TO KRISE COMMERCIAL GROUP, LLC AND MR. RANDY KRISE. THE ACCURACY, CORRECTNESS AND COMPLETENESS OF THIS ENVIRONMENTAL ASSESSMENT IS PROVIDED WITH THE KNOWLEDGE OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION LIABILITY ACT AS SET FORTH IN 42 U.S.C. SECTION 9601 ET SEQ., AS AMENDED (CERCLA). MR. KRISE AND KRISE COMMERCIAL GROUP, LLC ARE ENTITLED TO RELY ON THE INFORMATION SET FORTH IN THIS ENVIRONMENTAL ASSESSMENT.

SIGNED,

Richard G. Steele

RICHARD G. STEELE, P.G.
REGISTERED PROFESSIONAL GEOLOGIST
STATE OF FLORIDA
LICENSE NO. 0000151

February 12, 2023

DATE

PROJECT NAME: Phase I Environmental Site Assessment
Vacant Lot
26900, 26950 & 27000 Jones Loop Road
Punta Gorda, Florida

PROJECT NUMBER: 23-026

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Photograph 1: View of the site looking towards the east. Note the mobile home park in the far background.

Photograph 2 View of the site looking towards the west. Note the gas station in the far background.

Photograph 3: View of the site looking towards the northeast. Note the mobile home park in the far background.

Photograph 4 View of the site looking towards the west. Note the gas station in the far background.

Photograph 5: View of the site looking towards the east.

Photograph 6: View of the site looking towards the north. The road in the foreground is Jones Loop Road.

1.0 EXECUTIVE SUMMARY

1.1 Purpose and Findings

Steele Environmental Consulting, Inc. (SEC) has investigated the land use history, site activities and regulatory involvement of Three Adjacent Vacant properties located at 27000 Jones Loop Road in Punta Gorda, Florida located within the site vicinity in general accordance with the ASTM International designation ASTM E 1527-21, “Standard Practices for Environmental Site Assessments” Phase I Environmental Site Assessment (ESA) Process”.

The purpose of this practice is to define good and customary practices in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products.

The subject property is three adjacent vacant Lots (approximately 10.4 acres). No Recognized Environmental Conditions (REC) were observed at the site. Please refer to Sections 1.4 and 1.5 for additional information.

The ASTM International designation ASTM E 1527-21 defines “Recognized Environmental Conditions” (RECs) as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions, and the distinction between a material threat and a de minimus condition is assessed in the investigation.

1.2 Comments on Risk Management

The ASTM International Standard designation E 1527-21 defines RECs to include both actual and potential conditions. SEC wishes to emphasize the distinction between a potential environmental concern and an actual environmental condition. A potential environmental concern does not necessarily mean that an economically significant environmental condition exists.

SEC’s consulting approach is to outline each potential concern (REC) and provide opinions regarding the risk. SEC is willing at any time to discuss the level of diligence (for subsequent investigation beyond this assessment) with those having financial interest at the subject property. SEC understands that the findings of this investigation can form the basis for interested parties to make decisions regarding their level of involvement on the site. The scope of further investigation is typically based on the client’s individual level of risk tolerance and their understanding of the potential concern.

SEC strives to educate our clients regarding environmental issues so informed decisions can be made. In many cases, further investigation is necessary to provide additional assurance to clients that the potential environmental risk will not lead to actual liability. Further investigation can create time constraints that may have financial implications. SEC requests notification of any contractual deadlines that our clients may have received.

1.3 Data Gaps During This Investigation

The ASTM International Standard designation E 1527-21 defines data gaps as lack or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. The following data gaps were encountered during the performance of this Phase I ESA:

- SEC attempted to contact the past owners of the subject property. As of the date of this report, all attempts are unsuccessful. In the event that a new interview changes the outcome of the Phase I ESA, an addendum will be completed, and the client will be immediately contacted. The lack of property interview information is defined as a data gap by the ASTM International E 1527-21 Standard.
- No coverage of the site was found in the Sanborn Fire Insurance Maps of Punta Gorda.
- No coverage of the site was found in the Polk Cities Directories of Punta Gorda. This lack of Polk Cities Directory data is considered to represent a Data Gap.

Based on the historical nature of the subject property, the on-site inspections, surrounding area drive-by survey and regulatory database review, SEC considers these above referenced data gaps insignificant to the outcome of this Phase I ESA.

1.4 Opinion

The Vacant Lots, located at 27000 Jones Loop Road, the subject property, is three adjacent undeveloped vacant lots. No evidence of Historical or existing significant environmental conditions were observed at the property.

1.5 Conclusions / Summary

SEC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM International Practice E 1527-21 of the subject property, which is located at 27000 Jones Loop Road in Punta Gorda, Charlotte County, Florida. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

The site is three adjacent Vacant Lots. No significant environmental concerns were noted in the historical land uses on the property. No significant environmental findings were observed at the property.

2.0 INTRODUCTION

2.1 Purpose

This Phase I ESA was performed in order to assess the site for existing or threatened contamination from sources listed within this report. This Phase I ESA was performed in order to identify any Recognized Environmental Conditions (REC's) as defined within the ASTM practice E 1527-21. This Phase I ESA was conducted in accordance with the scope and limitations of American Standards for Testing and Materials (ASTM) Practice E-1527-21 and is in compliance with the EPA's Final All Appropriate Inquiry (AAI) Standard. The purpose of this practice, as well as Practice E 1528, is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and *petroleum products*. As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner defense* to CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC § 9601(35)(B). An evaluation of *business environmental risk* associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

The objective of this investigation is to use reasonable judgment in assessing the evidence obtained to identify Recognized Environmental Conditions (RECs) in connection with the subject property. The term “REC” means the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a material risk of harm to public health or environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimus are not classified as RECs.

The methodology is summarized in our Contract Agreement executed on January 31, 2023. A copy of the Contract Agreement is provided in Appendix G. Conformance with this method represents appropriate inquiry to identify the location and existence of potential sources of environmental impact without intrusive testing. The intention of this diligence is to assess business risk in regard to economic impact from petroleum products or hazardous substances.

2.2 Detailed Scope of Services

The Phase I Environmental Site Assessment is a general characterization of environmental concerns based on readily available information and site observations. This report has been prepared in accordance with SEC's Proposal Number 23-026 dated January 31, 2023 and ASTM designation E1527-21. Our scope of services was based on our understanding of your needs and requirements. Tasks performed for the investigation were as follows:

- The performance of a site reconnaissance was made by one of our professionals specializing in environmental projects. Our representative looked for surface indications of past or present hazardous material handling, storage, use or operational activities that may have posed a hazard to the subsurface environment. Photographic documentation of the site was made where applicable.
- SEC conducted interviews current and past owners, occupants, operators, local historians and people with knowledge of the property.

- SEC reviewed local, federal and state regulatory environmental records to identify pertinent facilities or locations registered on regulatory lists within ½ mile of the property. The search included information from U.S. EPA and FDEP records of sites located within the ASTM standard search radii from the subject site and including the subject site.
- SEC performed a vehicular reconnaissance of the surrounding area, not exceeding an approximate one-quarter-mile radius from the subject site, to verify locations of regulatory listed facilities, where possible, and to help assess whether or not the use of adjacent land has a potential environmental impact on the subject site.
- SEC reviewed reasonably available historical documentation, including, but not limited to aerial photographs, city directories, fire insurance maps, chain-of-title information, soil surveys, and topographic maps to assist in assessing the local hydrogeology and in reviewing past and present land use.
- SEC prepared a written report summarizing our findings and conclusions.

2.3 Significant Assumptions

SEC assumes that:

1. The client has provided any pertinent information or documentation relative to this assignment.
2. The results of the interviews are reliable.
3. Information obtained from various references and records are reliable.
4. The user of this report has a general understanding of the inherent limitations to the assessment process, understanding that environmental assessments are simply risk management tools for use in decisions making regarding involvement with real property, and that SEC is not responsible for liabilities caused by any decision made by the user of this assessment.

2.4 Limitations and Exceptions

The evaluation of air quality, noise impacts, and the identification or delineation of geological or geotechnical hazards, wetland areas, storm-water features, as they relate to National Pollution Discharge Elimination System (NPDES) regulations, and regulatory aspects related to the American Disabilities Act (ADA) of 1990, endangered or protected plant and animal species, or historical and archaeological sites were beyond the scope of this assessment. The scope of this assessment also did not include detection of the presence of radon gas, asbestos containing material (ACM), lead-based paint, urea formaldehyde, or other potentially hazardous substances in construction materials on site, if any, except as otherwise provided herein. The collection and testing of soil, and/or ground-water samples were beyond the scope of these environmental services.

This Phase I Environmental Site Assessment presents the results of Steele Environmental Consulting, Inc. (SEC's) initial review of the documents and information provided and is intended only for use by the above-mentioned client. It was prepared in accordance with an agreement between the client and SEC for consulting services. Should additionally documents and information become available, it may be necessary for re-evaluation of our conclusions. The conclusions of this report are based on available data.

Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data and site usage. The assessment of a property may require the review of publicly

available documents prepared by a third party. SEC makes no warranty as to the accuracy of these documents. No borings, soil or groundwater sampling or chemical testing was conducted specifically for this Phase I Environmental Site Assessment. Therefore, conclusions regarding the conditions of the site do not represent a warranty that all areas are of the same quality as may be inferred from observable site conditions and readily available site history.

This Phase I Assessment is not designed to provide information concerning improvements to the property in particular, the construction materials of building and support facilities. Conclusions drawn from the result of this assessment should recognize the limitations of the methods utilized.

This report is not intended to be taken, in any manner, to include any critique or evaluation of the present land use activities or the structural, mechanical or electrical systems that may be incorporated into the project. It is not intended to be an opinion with respect to any legal relationship or responsibilities as between the architect, the engineers, the contractor, potential purchaser or the owner of the project. While we have reviewed some documents, any statement which we make related thereto is based on our experience as consultants and is not intended to be deemed a legal opinion or conclusion. In making this review and subsequent in-site inspection, SEC does not assume any of the legal responsibilities of the design architects and engineers, or contractors for this project, nor is any other warranty or representation either expressed or implied, included or intended.

2.5 Special Terms and Conditions

The scope of work for this assessment was limited to performing tasks as defined in the Professional Services Agreement (PSA) agreement dated January 31, 2023 (Appendix G). This Phase I ESA was also conducted in accordance with the scope and limitations of American Standards for Testing and Materials (ASTM) Practice E-1527-21 and in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

2.6 User Reliance

This Phase I ESA report, conducted at the above-referenced site by SEC was prepared for and is certified to Krise Commercial Group and Mr. Randy Krise. Furthermore, Mr. Krise can rely entirely on this report as part of their due diligence process and or loan evaluation. The use of this report by an unauthorized third party is done so at their own risk.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Vacant Lots are located at 27000 Jones Loop Road in Punta Gorda, Charlotte County, Florida. The sites are listed in the **Charlotte County Property Appraisers Office, I.D. Number: 412322200008**, Airport Commerce Park, Punta Gorda, Fla. The property is in Section 22, Township 41 South, and Range 23 East in Charlotte County. The site is located near the intersection of Piper Road and Jones Loop Road near the Punta Gorda Airport. The property consists of three adjacent Vacant Lots. The Charlotte County Property Appraiser's legal description is contained in Appendix C.

The complete Charlotte County Property Appraiser's Parcel Sheet is contained in Appendix C. No Site improvements were observed at the property (See Photographs 1 and 2).

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The property is located on Jones Loop Road in Punta Gorda, Charlotte County, Florida. The property is located near the intersection I-75 highway and Jones Loop Road. The area is dominated by new commercial developments, vacant and residential properties.

The study area consists of commercial uses land. Adjacent properties generally represent the greatest off-site environmental threats to a site. The adjacent properties observed during the study area search were:

North: Vacant, new site under construction

South: Jones Loop Road, RV Park

East: Vacant land, residential

West: 7-eleven store, gas station

3.3 CURRENT USE OF THE PROPERTY

The property is three adjacent vacant undeveloped lots. The lot contain small trees and shrubs.

3.4 DESCRIPTION OF THE STRUCTURES

No structures were observed associated with this site.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

The property to the north, south, east and west of the property are commercial and vacant land and residential units. The property to the east is vacant land and a mobile home park. The site to the south is a new RV Mobile Home Park. The site to the north is a new commercial site under construction. The site to the west is a new 7-Eleven store with gas tanks. None of these sites are considered to represent significant environmental findings to the subject property.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

A 50-year Chain-of-Ownership for the property was conducted by the Client. A review of the provided 50-year Chain of Ownership for the property did not reveal any significant recognized environmental conditions.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No Environmental Lien information, or activity and use limitation information was provided for SEC's review.

4.3 SPECIALIZED KNOWLEDGE

SEC reviewed the FDEP Oculus database for the property. No files for the property were observed in the FDEP database.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No information on value reduction for the property was provided for SEC's review.

4.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

According to the Charlotte County Property Appraisers office, the current owner is Gantco LLC ETAL of Lake Suzy, Florida.

4.7 REASONS FOR PERFORMING PHASE I ESA

According to the Buyer the reason for performing the Phase I is due to satisfying one of the requirements to qualify for the LLPs to CERCLA liability and to assess business risk.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

SEC reviewed the following available information in order to ascertain the historical uses and regulatory uses of the site and immediately adjacent properties to evaluate the presence of activity of potential environmental concern:

- Charlotte County Property Appraiser's office aerial photographs dated 1966, 1967, 1970, 1972, 1974, 1975, 1977, 1980, 1981, 1984, 1986, 1990, 1993, 1996, and 1999.
- Charlotte County Historical Archives Division's aerial photographs dated 1947 and 1958.
- U.S. Geological Survey (USGS), Punta Gorda, Florida, Quadrangle, 7.5-minute series topographic map, dated 1973, photo-revised 1987.
- Polk City Directories: No listings found.
- Sanborn Fire Insurance Maps: No maps found.
- ERIS, Inc., Dallas, Texas, ASTM Standard Radius Report.

5.2 U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

SEC conducted a review of regulatory lists published by the state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact. It should be noted that regulatory listings are limited and include only those sites that are known to the regulatory agencies at the time of publication to be contaminated, in the process of evaluation, or subject to monitoring for potential contamination. All of the regulatory sites are found on the ASTM Standard Report and Map included in Appendix E, provided by ERIS Inc., Dallas, Texas.

5.2.1 EPA National Priorities Lists (NPL)

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the National Priorities (NPL) of federal "superfund" site. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA.

- The site does not appear on the NPL database.
- There are no sites located within 1 mile of the subject site on the NPL database.

5.2.2 EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS list identifies suspected contamination sites throughout the nation; however, a facility or site on this list does not necessarily have environmental problems.

- The site does not appear on the CERCLIS database.
- There are no facilities listed on the CERCLIS list within 1 mile radius of the site.

5.2.3 Resource Conservation and Recovery Act (RCRA) TSD List

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the

EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities that treat, store and/or dispose of hazardous waste.

- The property is not listed on the EPA RCRA list for Small Quantity Generators.
- There were no facilities listed on the EPA RCRA TDS database within 1 mile of the site.

The EPA RCRIS and HWDMS lists also identify non-TSD facilities that generate and/or handle hazardous wastes. The appearance of a site on this list does not necessarily indicate environmental problems at the site.

- The property was not on the EPA RCRIS lists for Non-TSD facilities.
- There were no facilities located 1 mile of the property identified on the EPA RCRIS list of Non-TSD facilities.

5.2.4 Emergency Response Notification System (ERNS)

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances.

- The site does not appear on the ERNS list.
- There were no sites within 1 mile listed on the ERNS database.

5.2.5 RCRA National Oversight Database Handlers with Corrective Action Activity (CORRACTS) List

The CORRACTS list identifies facilities that are currently or at one time were subject to EPA enforcement for activities related to their handling of hazardous wastes and summarizes the results of any action taken by the EPA.

- The property was not on the CORRACTS list.
- There are no facilities located within one mile of the property on the CORRACTS list.

5.2.6 Facilities Index (FINDS) Report

The EPA FINDS Report identifies facilities and/or locations that are subject to regulation under certain EPA programs and serves as an index to the other EPA program office data bases or records. These facilities may not have an environmental problem but may have the potential to impact the environment due to activities related to the handling of hazardous waste.

- The site was not identified on the FINDS Report.
- There were no facilities located within 1 mile of the property identified on the FINDS database.

5.2.7 Toxic Release Inventory System (TRIS) List

The EPA TRIS list identifies facilities subject to reporting inventories of specified chemicals per requirements of the Superfund Amendments and Re-authorization Act (SARA) of 1986. These facilities may not have an environmental problem but may have the potential to impact the environment due to activities related to the handling of hazardous waste.

- The property was not on the TRIS list.
- There were no facilities located within 1 mile of the site identified on the TRIS list.

5.3 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) LISTS

5.3.1 Florida Sites (SITES) and State Funded Action Sites (SFAS) Lists

The FDEP SITES list identifies facilities that have been identified by the FDEP as having known or suspected environmental contamination. The list has not been updated by the FDEP since 1989. The Florida SFAS list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.

- The property was not on the SITES or SFAS lists.
- There were no facilities located within a one-mile radius from the property identified on the SITES or SFAS lists.

5.3.2 Solid Waste Facilities (SLDWST) List

The FDEP SLDWST list identifies locations that have been permitted to conduct solid waste landfilling activities or other related waste handling activities. The appearance of a site on this list does not necessarily indicate that an environmental concern exists at the site.

- The property was not on the SLDWST list.
- There were no facilities located within 1 mile of the property identified on the SLDWST list.

5.3.3 Petroleum Contamination Tracking System (PCTS) Report

The FDEP PCTS report identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from petroleum storage systems.

- The property was not on the PCTS report.
- There were no sites located within 1 mile of the property identified on the PCTS report.

5.3.4 Stationary Tank Inventory (TANKS) List

The FDEP TANKS list identifies facilities with known registered aboveground and underground petroleum fuel storage tanks. The appearance of a site on this list does not necessarily indicate environmental problems at the site.

- The site does not appear on the TANKS list.
- There was one facility located within 1 mile identified on the TANKS list. The new 7-Eleven Gas Station to the west has not reported discharge from its tanks.

5.4 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

The environmental records at the Florida Department of Environmental Protection were searched for this report. No files for the property were observed in these files.

5.5 PHYSICAL SETTING SOURCE

SEC reviewed the following information regarding the Physical setting of the site and surrounding area:

- Florida Department of Natural Resources, Inc., Bureau of Geology, Bulletin 51, Geomorphology of the Florida Peninsula, dated 1970.
- Southwest Florida Water Management District (SWFWMD) publication, Ground-Water Resource Availability Inventory: Charlotte County, Florida, 1988.

- Department of Agriculture (USDA) publication, Soil Survey of Charlotte County, Florida, Soil Conservation Service, 1982.
- Geological Survey (USGS), Punta Gorda, Florida, Quadrangle, 7.5-minute series topographic map, dated 1972, photo-revised 1988.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel 120230 0180C, dated March 15, 1984.
- Florida Department of Community Affairs (FDCA), Radon Protection Map, Charlotte County, dated 1995.

5.6 HISTORICAL USE INFORMATION ON THE PROPERTY

The historical use information generated for this report indicates that the property was vacant and undeveloped since approximately 1940. Orange groves were used at the site from approximately 1960 until 1995.

5.6.1 AERIAL PHOTOGRAPHS

SEC reviewed the Charlotte County Property Appraiser's aerial photographs dated 1966, 1967, 1970, 1972, 1974, 1975, 1977, 1980, 1981, 1984, 1986, 1990, 1993, 1996, and 1999. In the 1944 photography, the property was vacant and undeveloped. In the 1953 through 1995 photographs, the site was vacant and undeveloped with orange trees visible. In the 2010 through 2019 aerial photographs, the Vacant Lot was visible. No significant environmental concerns were noted in the aerial photograph review.

5.6.2 FLORIDA'S POLK CITY DIRECTORIES

SEC reviewed historical Polk City Directories (since 1951) at the Charlotte County Public Library located in Port Charlotte, Florida. The above historical resource indicated that the subject site was not traceable to any physical address. This is considered a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release. The site is listed as follows:

1956: No listing
1961: No listing
1966: No listing
1975: No listing
1983: No listing
1993: No listing
1998: No listing
2002: No listing
2008: No listing
2015: No listing

The above historical resource was researched and indicated that the subject site was not traceable to a physical address. The lack of the above Polk Directory information is treated as a Data Gap. However, the environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release.

5.6.3 SANBORN FIRE INSURANCE MAPS

An extensive on-line collection of Sanborn Maps is available through the Florida Public Library System. Sanborn Fire Insurance Maps were used by insurance companies to determine potential fire hazards for specific buildings. This was accomplished by color-coding building construction, labeling automatic sprinkler systems, fire hydrants, and gas tanks as well as facilities that may contain other flammable liquids. This research revealed no Sanborn maps available for the property. The lack of Sanborn Maps is considered to represent a Data Gap.

5.7 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES

The review of the Sanborn Fire Insurance Maps, the City Directories and historical aerial photographs show the property and the surrounding area as being commercial from approximately 1985 to 2016. Other surrounding land uses in the immediate vicinity of the property include a paint store and sales store, vacant land and parking lots. None of these sites are considered to represent significant environmental concerns to the property.

6.0 SITE RECONNAISSANCE

Richard G. Steele, a Certified Florida Environmental Assessor, who is experienced in environmental site assessments, conducted the site and area reconnaissance on February 1, 2023.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was performed to determine if there were obvious visual indications of present or past activities that have or could have contaminated the site. The site reconnaissance was conducted on foot. Reference is made to Figure 3, Aerial Photograph. SEC observed all portions of the property during the site reconnaissance.

6.2 GENERAL SITE SETTINGS

6.2.1 PHYSIOGRAPHIC AND TOPOGRAPHIC FEATURES

The subject site is located in the Gulf Coastal Lowlands area of Charlotte County. This is an area of relic back beach ridges left over from the series of regressions and transgressions the area experienced during the recent Pleistocene and Pliocene time frames. Generally, the site soils in the upper 30 to 40 feet of the soil matrix are a medium grained to fine grained mixture of multi-colored sands, shell layers, and sandy clays. The underlying Hawthorne Group is typically encountered approximately 50 to 60 feet below land surface.

The subject site elevation is approximately 10 feet above mean sea level (MSL). Based on a review of the Topographic Map for Punta Gorda, the groundwater flow at the site is expected to be to the south towards the nearby Alligator Creek (see Figure 2, Topographic Survey Map).

6.2.2 SOIL CONDITIONS

According to the Soil Survey of Charlotte County, the subject site consists primarily of soil described as depressional hydric soils. These sands are nearly level, poorly drained soils that are located on broad Flatwoods with numerous Pine and Malaluka trees. The season high water table is at a depth of 6 to 8 inches, 1 to 3 months of the year, and a depth of 10 inches during 2 to 6 months of the year.

6.2.3 SURFACE-WATER AND STORM-WATER CONDITIONS

Storm water at the site flows into the nearby Alligator Creek. No other water bodies were observed at or nearby to the property.

6.2.4 HYDROGEOLOGIC CONDITIONS

Ground water is a minor source of water in Charlotte County for residential, agricultural, and industrial use. In Punta Gorda, the Intermediate Aquifer is a minor source of drinking water. The city operates several

drinking water wells at the city water plant, located in Punta Gorda. The property is located approximately 6 miles southeast of the water plant. The surficial deposits in this area of Charlotte County are composed of quartz sand, silts and clay, approximately 50 feet in thickness and Recent to Pliocene in age. Depth to groundwater in the surficial deposit is approximately 6 to 7 feet below land surface. Underlying the surficial deposits is a residual clay, which is thin to absent. The carbonates comprising the Upper Floridan aquifer are Miocene to Eocene in age and exceed 1,000 feet in thickness. The Upper Floridan aquifer is considered to be semi-confined to unconfined in the vicinity of the property.

No direct observations or measurements of ground-water conditions were made at the subject site as part of this assessment. It is anticipated that the surficial aquifer system has a gradient generally resembling the local topography. Based on the local topographic gradient, the ground-water flow direction in the Surficial aquifer, is estimated to be to the southeast. The regional ground-water flow in the Floridan aquifer is reported to be to the northeast, towards Sarasota County.

In the area of the property, facilities to the south are considered downgradient, areas to the north are considered to be upgradient, and areas to the east and west are considered crossgradient.

6.2.5 RADON POTENTIAL

SEC reviewed a copy of the “Radon Protection Map: Charlotte County”. The radon survey conducted by the Florida Radon Research Group was performed on a county-by-county basis. The maps were developed from calculated soil radon protection potentials of nearly 4,000 different regions of Florida to identify where passive and active radon protection maybe needed and where present construction practices are adequate. The property is mapped in an area classified as Radon Controls Generally Unnecessary (less than five percent of the area exceeds 4 picoCuries per liter).

6.3 EXTERIOR OBSERVATION

The exterior portion of the property was observed and consists of the Vacant Lot: small trees and shrubs. No significant environmental findings were observed on the exterior of the site.

6.3.1 UNDERGROUND/ABOVEGROUND STORAGE TANKS

Vent lines, pump dispensers and/or ancillary equipment generally associated with petroleum USTs were not observed within the property limits during the site inspection. No significant spillage or staining was observed at the site.

6.3.2 CHEMICALS AND HAZARDOUS MATERIALS

No chemicals and/or hazardous materials were observed on the property during SEC's site reconnaissance. There were no areas of stained soil or stressed vegetation indicating that hazardous materials had been spilled or discarded on the site.

6.3.3 HAZARDOUS AND SOLID WASTES

No solid waste or hazardous waste was observed at the property.

6.3.4 PCB ELECTRICAL TRANSFORMERS

Electrical transformers are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB) containing cooling oils used in some units. One pad-mounted power transformer was observed at the property. The mineral oils used in transformers may contain polychlorinated biphenyls (PCB's) that are hazardous substances. Evidence of PCB contamination from a transformer can be found in streaks or leakage of mineral oil from the device. The Area Environmental Coordinator for Florida Power and Light (FPL) has mentioned that since 1980, stickers have been placed on transformers to indicate whether the device contains PCB's. If further assurance regarding PCB's is desired, the Area Coordinator indicated that FPL can test for PCB's in suspected transformers at the cost of labor and lab expenses. No evidence of streaks or stains was observed on or around the transformer units.

6.3.5 WATER SUPPLY AND WELLS

Water to the property is provided by the Charlotte County Utilities Department.

6.3.6 WASTEWATER

Sanitary sewer service for the property is provided by the Charlotte County Utilities Department.

6.3.7 WETLANDS/LOWLANDS/CONSERVATION AREAS

No lowlands or conservation areas were noted on the property during the site visit.

6.3.8 STORM WATER

Storm water on the property runs by sheet flow into the nearby Alligator Creek.

6.3.9 FILL MATERIAL

No geo-technical studies were performed to characterize the soils on the property. No soils nor soil profiles were observable on the site. No adverse conditions were observed.

6.4 INTERIOR OBSERVATIONS

Not applicable.

6.5 AREA RECONNAISSANCE

The area reconnaissance was performed to assist in evaluating if surrounding land uses have or could have contaminated the site. The area reconnaissance was conducted by touring the area by automobile and viewing particular businesses from public right-of-ways, and by actual observations at selected businesses or

properties. The site is located in an area dominated by commercial and residential use land. The findings of our area reconnaissance will be discussed according to the geographic relation to the site: north, east, south and west.

6.5.1 North

Properties located to the north are considered hydrologically crossgradient to the subject site. The property is bounded to the north by a new project under construction. No significant environmental findings were observed north of the property during SEC's site reconnaissance.

6.5.2 East

Properties located to the east are considered hydrologically downgradient to the subject site. The property is bounded to the east by vacant land and a mobile home park. No significant environmental findings were observed east of the property during SEC's site reconnaissance.

6.5.3 South

Properties located to the south are considered hydrologically crossgradient to the subject site. The property is bounded to the south by a new RV Park and office. No significant environmental findings were observed to the south of the property.

6.5.4 West

Properties located to the west are considered hydrologically upgradient to the subject site. The property to the west of the property is vacant land and a new 7-Eleven gas station store. No significant environmental findings were observed to the west of the property.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

SEC interviewed staff at the owner's office regarding the history of the site.

7.2 INTERVIEW WITH SITE MANAGER

SEC interviewed the manager of the Vacant Lot for this report

7.3 INTERVIEWS WITH OCCUPANTS

See above.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

No reported environmentally related complaints, incidents or violations at the property were listed in the Charlotte County Pollution Control Division's complaint files.

7.5 INTERVIEWS WITH OTHERS

SEC interviewed Mr. Jim Powers of the South West Florida History Museum regarding the prior use of the site.

8.0 FINDINGS AND OPINION

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, SEC has identified the following Recognized Environmental Conditions (RECs) in accordance with ASTM E 1527-21. A 'REC' being defined by the above standard as the presence or likely presence of any hazardous substance or petroleum product on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON THE PROPERTY:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**

Petroleum product contamination: **No Recognized Environmental Conditions Identified**

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON ADJACENT PROPERTIES:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**

Petroleum product contamination: **No Recognized Environmental Conditions Identified.**

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED WITHIN 1-MILE RADIUS:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**

Petroleum product contamination: **No Recognized Environmental Conditions Identified.**

Further Discussion

No environmental issues were identified as having the potential to affect the proposed real estate transaction and / or the future business operations proposed for the subject site.

Historical Recognized Environmental Conditions (HREC's)

An HREC is a past release of hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority and meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls or engineering controls). No historical RECs were identified at the property.

Conditional Recognized Environmental Condition (CREC)

A CREC is a REC resulting from a past release of hazardous substances or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA 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 (e.g., property use restrictions, AULs, institutional controls, or engineering controls). No CRECs were identified at the site.

Material Threats

No environmental issues were identified as a physically observable or obvious threat, which is reasonably likely to lead to a release that, in the opinion of SEC, is threatening and might result in impact to public health or the environment.

De Minimis Conditions

No de minimus conditions with respect to the property were discovered during this Phase I ESA.

OPINIONS

SEC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the three adjacent Vacant Lots, 27000 Jones Loop Road, Punta Gorda, Florida, the property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the property, with the exceptions of the items referenced in Section 9.0

9.0 ASSESSMENT SUMMARY

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, SEC has identified the following Recognized Environmental Conditions (RECs) at the property in accordance with ASTM E 1527-21. A “REC” is defined by the above standard as the presence or likely presence of any hazardous substance or petroleum product on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed no *recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps* in connection with the subject property.

10.0 DEVIATIONS

No deletions or deviations from ASTM E 1527-21 were noted in this report.

11.0 ADDITIONAL SERVICES

The following non-scope considerations were not performed as part of this Phase I ESA and are not requirements of the ASTM E 1527-21 Practice: Asbestos Containing Materials (ACM), Radon, Lead-Based Paint, Lead In Drinking Water, Wetlands, Regulatory Compliance, Cultural And Historic Resources, Industrial Hygiene, Health & Safety, Ecological Resources, Endangered Species, Indoor Air Quality, Biological Agents and Mold.

The client may wish to assess the above issues in connection with a commercial real estate transaction. No implication is intended as to the relative importance of inquiry into such Non-Scope Considerations, and this list is not intended to be all-inclusive.

12.0 REFERENCES

Information for this report was obtained from a review of the following information:

Published Documents

- Florida Department of Natural Resources, Inc., Bureau of Geology, Bulletin 51, Geomorphology of the Florida Peninsula, dated 1970.
- Southwest Florida Water Management District (SWFWMD) publication, Ground-Water Resource Availability Inventory: Charlotte County, Florida, 1988.
- Department of Agriculture (USDA) publication, Soil Survey of Charlotte County, Florida, Soil Conservation Service, 1982.
- U.S. Geological Survey (USGS), Punta Gorda, SW, Florida, Florida, Quadrangle, 7.5-minute series topographic map, dated 1973, photo-revised 1987.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel 120230 0180C, dated March 15, 1984.
- Florida Department of Community Affairs (FDCA), Radon Protection Map, Charlotte County, dated 1995.
- Charlotte County Engineering aerial photographs dated 1967, 1972, 1978, 1986, 1990, and 1995.
- Charlotte County Historical Division, aerial photographs dated 1947 and 1958.
- Polk City Directories: No listings found.
- Sanborn Fire Insurance Maps: No maps found.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

12.0 STATEMENT OF QUALIFICATIONS (SOQ)

Steele Environmental Consulting, Inc.

6921 Friendship Drive, Sarasota, Florida 34241
(941) 552-8414

Background Summary

Steele Environmental Consulting Inc. (SEC) is a highly qualified environmental assessment-consulting firm based in Sarasota, Florida. SEC works with numerous clients locally and regionally to meet their environmental needs. SEC's emphasis is on the following areas:

- Phase I Environmental Site Assessments
- Contamination Assessments
- Leadership
- Groundwater Sampling
- Phase II Environmental Site Assessments
- Site Remediation
- Management Skills
- Soil Sampling

Professional Experience

Steele Environmental Consulting Inc., Sarasota, Florida.....1998 - Present
President and Owner

Duties included business development of new clients; provided evaluation of sites' potential soil and groundwater contamination (both hydrocarbons and solvent). Conducted Phase I & II Environmental Site Assessments, Underground Storage Tank (UST) removals, Closure Assessment Reports, prepared proposals, project budgets. Certified Florida Environmental Assessor, National Registry of Environmental Professionals.

Key Clients: Preferred Community Bank, Synovus Bank, First America Bank, Valley National Bank, CNL Bank, Achieva Bank, Charlotte State Bank, Freedom Boat Club,

Law Engineering and Environmental Services, Inc., Sarasota, Florida.....1996 - 1998
Senior Environmental Geologist, Manager of Sarasota Branch Office

Duties included business development of new clients; Provided evaluation of sites' potential soil and groundwater contamination (both hydrocarbons and solvent). Conducted Phase I & II Environmental Site Assessments, Hydrogeological investigations, Contamination Assessment Reports, prepared proposals, project budgets. Certified Florida Environmental Assessor, National Registry of Environmental Professionals.

Key Clients: NationsBank, First Union Bank, Barnett Bank, Starling Realty, Inc., Prudential Florida Realty, Huntington National Bank, Regions Bank, The Wynton Group.

Water Equipment Services, Inc., Sarasota, Florida1992 - 1996
Senior Hydrogeologist

Professional Geologist, Registered in Florida (1988), Tennessee (1993) and Kentucky (1993). OSHA 40-Hour Health & Safety Training Class, 1990, 8-Hour Refresher Classes (Yearly)

Primarily responsibilities include the evaluation of sites for potential subsurface soil and groundwater contamination using soil vapor and groundwater monitoring programs. Experienced in detection, evaluation and Remediation of hydrocarbon and solvent contamination. Experienced in underground storage tank closures, Hydrogeological investigations, including aquifer testing and modeling. Skills include coordinating and supervising of monitor well installation, soil and groundwater sampling and surveying.

Steele Environmental Consulting, Inc.

PAGE TWO

Environmental Consulting & Technology, Inc., Tampa, Florida & Detroit, Michigan1990 - 1992

Managed over 55 projects dealing with underground storage tank removals, site assessments and Remediation. Assisted with Hydrogeology segments of two major power plant siting projects and Lake Improvement Study for the St. John's River Water Management District.

Sarasota County Pollution Control Division, Sarasota, Florida1986 - 1990

Environmental Specialist II and III

Coordinated Underground Storage Tank Program under contract with the Florida Department of Environmental Regulation. Inspected facilities for determination of eligibility into reimbursement program. Reviewed and approved over 50 Contamination Assessment Reports. Worked with public, station owners and consultants to help remediate contamination sites.

G.X. Consultants, Denver, Colorado.....1979 - 1986

Well Site Geologist

Responsible for management of oil & gas drilling operations in seven Rocky Mountain States. Field representative for over 100 oil & gas wells. Duties included lithological collection and identification. Made recommendations to conduct coring operations and drill stem tests. Supervised electric wireline logging operations. Completed well reports upon the conclusion of drilling operations, which summarized all relevant data and reported our recommendations to the clients.

Education

Bachelor's Degree: Geology

University of South Florida, Tampa, Florida, 1979

A.S., Oceanography

Florida Institute of Technology, Melbourne, Florida, 1976

Academic and Professional Affiliations

Florida Association of Professional Geologists
Florida Environmental Assessors Association
National Well Water Association
Sarasota County Pollution Control Advisory Board
Sarasota County Stormwater Environmental Utilities Advisory Board

Leadership

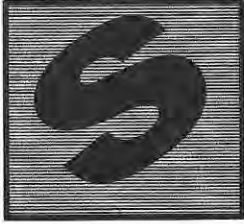
United States Junior Chamber of Commerce (Jaycees)

Sarasota Florida Chapter

President (1989-1990). Oversaw all operations of the fifth largest Jaycee chapter in Florida.

Community Development Vice President (1988-1989). Supervised Directors and project chairmen who organized over 45 community projects.

Newsletter Editor (1987-1988): Responsible for the monthly production of a newsletter to outline the coming activities of the chapter, spotlight the success of the chapter and help promote the Jaycee Experience to future members.



STEELE ENVIRONMENTAL CONSULTING, INC.

6921 Friendship Drive
Sarasota, Florida 34241
(941) 552-8414 e-mail: steele-environmental@live.com
Mobile: (941) 724-3159

GOALS & PROFICIENCY

One of the goals of Steele Environmental Consulting is to produce high-quality Phase I Environmental Site Assessments (in accordance with Current EPA and ASTM guidelines) in ten (10) working days. Thanks to a good working relationship with ERIS, Inc. of Dallas, Texas, complete databases are compiled in one (1) working day.

EXPERIENCE:

Mr. Richard G. Steele, P.G., a Florida native, has enjoyed a successful career in environmental affairs since 1986. His work as the manager of the Sarasota County Pollution Control Division's Underground Tank's Program has given him the background to be familiar with all 600 plus UST sites in Sarasota. Since leaving the county government for the private sector, Mr. Steele has worked for private environmental consulting firms and has gained valuable experience in client relations, budget control, fieldwork, report preparation and client communications. Mr. Steele has conducted Phase I and Phase II assessments from Naples to Orlando to Jacksonville, and all points between.

Steele Environmental Consulting clients include banks such as Charlotte State Bank, American Bank, LandMark Bank, BB&T Bank and Regions Bank; Commercial Realtors such as Wyman, Blalock & Green Realty, Prudential Realty, Kleiber, Walter & Richardson; and Commercial Developers such as The Wynton Group and Wallenberg Development, Inc.

CERTIFICATIONS

Mr. Steele received a Professional Geologist Certification (Number 0000151) from the Florida Board of Professional Geologists in 1989. In 1997, Mr. Steele received his Certified Environmental Assessor from the Florida Environmental Assessors Association, a division of the National Representatives of Environmental Professionals (NREP). Mr. Steele received his OSHA 40-hour health and safety training in 1990 and has remained current every year since.

QUALITY CONTROL

All reports are reviewed for completeness and correctness by SEC's chief financial officer.

COST

Typical Phase I: \$1,800.00 Phase II: depending on site requirements (\$2000 - \$3000) TSP: \$900.00

REFERENCES

Ms. Alice Dietrich
South State Bank / Center State Bank
500 Interstate Boulevard
Atlanta, Georgia
321-794-8229

Mr. Brent Dykstra
Senior Vice President, Senior Commercial Banker
ServisFirst Bank
240 South Pineapple Ave, Suite 401
Sarasota, FL 34236
Phone 813-751-0834

Robert Messick, Attorney
Iccard Merrill, et al
2033 Main Street, Suite 600
Sarasota, FL 34237
941-366-8100

Partial Client List (past 6 months)

Valley National Bank of Florida
Conservation Foundation of the Gulf Coast
1st National Bank of the Gulf Coast
Medallion Homes of Bradenton, Florida
Sarasota School of Arts & Sciences
Hembree & Associates
Whitney National Bank
Pinnacle Homes
LandStar Associates
Northern Trust Bank
Benderson Development Co.
VIP TCN Worldwide Commercial Realty
Habitat for Humanity of Sarasota
Insignia Bank
Charlotte County Government
Charlotte State Bank
Raymond James Bank
Versatile 1 Financial
1st Florida Bank
Florida Community Bank
Farr & Farr Law Firm
Community Bank of Manatee
M & I Bank
Coast Bank
Englewood Bank
AmSouth Bank
Landmark Bank
1st Sarasota Mortgage
1st Horizon Construction Mortgage
BB&T Bank
Steven Voigt, Attorney
City of Bradenton CCRA

CERTIFICATIONS



**The International Society of Technical &
Environmental Professionals, Inc. (INSTEP)**

Hereby Certifies That:

Richard G. Steele, (LEP # 116)

Is a Member in Good Standing

Membership #: 609

Membership Number

December 31, 2022

Expiration Date

Eugene B Jones

Administrator

STATE OF FLORIDA
DEPARTMENT OF PROFESSIONAL REGULATION

This is to Certify that

Richard G. Steele

*Having furnished satisfactory evidence of Attainments and
Qualifications, and having passed the Examination, as required
by Chapter 492, is hereby duly Certified as a*

Professional Geologist

*In Conformity with an Act of the Legislature of the
State of Florida, creating and regulating the profession.*

Collum H. Logg
Chairman of the Board

Bob Martinez
Bob Martinez, Governor

Larry Gonzalez
Larry Gonzalez, Secretary



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL GEOLOGISTS

THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 492, FLORIDA STATUTES

STEELE, RICHARD G

6921 FRIENDSHIP DRIVE
SARASOTA FL 34241

LICENSE NUMBER: PG151

EXPIRATION DATE: JULY 31, 2024

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**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

	STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION	
	PG151 PROFESSIONAL GEOLOGIST STEELE, RICHARD G	ISSUED: 05/19/2022
_____ Signature		
LICENSED UNDER CHAPTER 492, FLORIDA STATUTES EXPIRATION DATE: JULY 31, 2024		

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL GEOLOGISTS**

LICENSE NUMBER: PG151

EXPIRATION DATE: JULY 31, 2024

THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 492, FLORIDA STATUTES

STEELE, RICHARD G
6921 FRIENDSHIP DRIVE
SARASOTA FL 34241



ISSUED: 05/19/2022

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This is your license. It is unlawful for anyone other than the licensee to use this document.



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

*Has completed the FEAA
Phase I & II Environmental Site Assessment Training Course
March 18-20, 2002*

Eugene B. Jones

Instructor

CEUs: 15.0



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

*Has completed the FEAA
All Appropriate Inquiry Workshop for CFEAs
May 24, 2005*

Eugene B Jones

Instructor

CEUs: 2.0

UNIVERSITY OF FLORIDA
Center for Training, Research and Education
for Environmental Occupations

certifies that
RICHARD STEELE
has successfully met certificate requirements on
this 9th day of MARCH, 19 89
for participation in a scheduled activity of the center
on

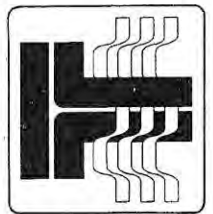
INTRODUCTION TO GROUNDWATER:
CONTAMINATION, INVESTIGATION, AND
REMEDATION ASSESSMENT

CEU'S Awarded
1.3

James O. Bryant, Jr.
James O. Bryant, Jr., Director

CEU

CENTER FOR TRAINING, RESEARCH AND EDUCATION
FOR ENVIRONMENTAL OCCUPATIONS



W.E.S., Inc.
**ENVIRONMENTAL
DIVISION**

This is to certify that

RICK STEELE

has successfully completed a Course of Study in

OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120

offered in accordance with the Educational Program of

Water Equipment Services

Presented at Sarasota, *this the* 9th *day of* April 1993

Mr. [Signature]

[Signature]

W.E.S., Inc.
**ENVIRONMENTAL
DIVISION**

This is to certify that
RICK STEELE

_____ *has successfully completed a Course of Study in*
OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120
_____ *offered in accordance with the Educational Program of*
Water Equipment Services

Presented at Sarasota, this the 4th day of FEB 19 94

[Signature]

[Signature]

SILVER STAR ENVIRONMENTAL CONSULTANTS, INC.

105-A DUNBAR AVENUE, OLDSMAR, FLORIDA 34677 (813) 854-5474 Fax (813) 854-1544

HAZARDOUS WASTE SAFETY REFRESHER

This certifies that

Rick Steele

SS # 264-84-3088

has successfully completed an eight-hour course with regard to hazardous waste site safety, the use of personal protective equipment, work practices, engineering controls and other requirements of 29 CFR 1910.120.



David J. Silver, CIH - Instructor

Feb 21, 97

Date

National Environmental Training Institute Inc.

CERTIFICATE OF ATTENDANCE

BE IT KNOWN THAT

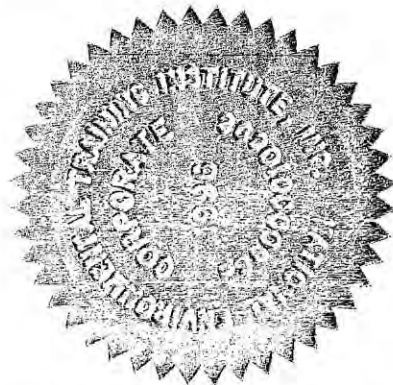
RICHARD G. STEELE

HAS SUCCESSFULLY COMPLETED A 8 HOUR COURSE AND,
AFTER PASSING THE REQUIRED EXAMINATION,
IS HEREBY AWARDED THIS CERTIFICATE
ON **February 5, 1998** FOR

HAZWOPER ANNUAL REFRESHER

WORKER

REF: 29 CFR 1910.120



(813) 662-5552
11516-B Valencia Dr.
Seffner, Florida 33584

Steve Fish
STEVE FISH
Instructor

Steve Fish
STEVE FISH
Director of Education

OHWOCS-AR08598
Certificate Number

February 5, 1999
Expiration Date

University of North Florida

DIVISION OF CONTINUING EDUCATION & EXTENSION
and the
ENVIRONMENTAL EDUCATION & SAFETY INSTITUTE

Certify that

R. STEELE

has successfully completed the certificate requirements for

HEALTH AND SAFETY TRAINING SITE WORKERS

and in evidence thereof is awarded this

Certificate of Completion

on the 7TH day of MAY, 1990

Passed Examination: 05/07/90 C.E.U. Awarded: 4.0 Accreditation Expires: 05/07/91

Marcelle C. Lovett
MARCELLE C. LOVETT
Dean

James E. Kelley
JAMES E. KELLEY
Director

Training provided by University of North Florida • 4567 St. Johns Bluff Road, South • Jacksonville, Florida 32216 • (904) 646-2690 Certificate No. 00689



UNIVERSITY OF FLORIDA

Center for Training, Research and Education for Environmental Occupations
(TREEO Center)

certifies that

Richard G. Steele

attended

***Standard Operating Procedures for
Phase I Site Assessments***

April 21-23, 1997

and is awarded this

Certificate of Attendance

Date issued: 04/23/97

CEU's : 1.8

A handwritten signature in cursive script, reading "William T. Engel, Jr.".

Dr. William T. Engel, Jr.
Director



03-23-2017

JEFF ATWATER
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

* * CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW * *

NON-CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 06/03/2009 EXPIRATION DATE: N/A

PERSON: STEELE RICHARD G

FEIN: 650887833

BUSINESS NAME AND ADDRESS:
STEELE ENVIRONMENTAL CONSULTING INC
6921 FRIENDSHIP DRIVE
SARASOTA FL 34241

SCOPES OF BUSINESS OR TRADE:

1- GEOLOGIST

IMPORTANT: Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to Chapter 440.05(12), F.S., Certificates of election to be exempt... apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to Chapter 440.05(13), F.S., Notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

QUESTIONS? (850) 413-1609

DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 01-11

PLEASE CUT OUT THE CARD BELOW AND RETAIN FOR FUTURE REFERENCE

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION
NON-CONSTRUCTION INDUSTRY
CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA
WORKERS' COMPENSATION LAW



EFFECTIVE: 06/03/2009 EXPIRATION DATE: N/A
PERSON: RICHARD G STEELE
FEIN: 650887833
BUSINESS NAME AND ADDRESS:
STEELE ENVIRONMENTAL CONSULTING INC
6921 FRIENDSHIP DRIVE
SARASOTA, FL 34241

SCOPE OF BUSINESS OR TRADE:
1- GEOLOGIST

IMPORTANT

F Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter.

H Pursuant to Chapter 440.05(12), F.S., Certificates of election to be exempt... apply only within the scope of the business or trade listed on the notice of election to be exempt.

E Pursuant to Chapter 440.05(13), F.S., Notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

QUESTIONS? (850) 413-1609

CUT HERE

* Carry bottom portion on the job, keep upper portion for your records.

T H E G R E A T E R
SARASOTA
CHAMBER
O F C O M M E R C E

February 22, 2001

Mr. Richard Steele
Steele Environmental
4164 King Richard Dr.
Sarasota, FL 34232

Dear Mr. Steele:

CONGRATULATIONS! On behalf of the Board of Directors and staff of the Greater Sarasota Chamber of Commerce, welcome to Sarasota's premier Business Association.

As our areas leading business community advocate, your Chamber of Commerce represents and works for you. The Chamber takes pride in embracing high standards for business and professional ethics within the membership. We are committed to the continued improvement of the quality of life for the community in which we live and work. Your commitment and support of the chamber will help nurture and ensure a healthy, balanced economy and business climate.

We recognize that every new member has different needs, therefore we encourage you to explore the various programs and activities offered by the chamber and take advantage of those programs that may benefit you most. Being active in your chamber strengthens the organization and makes it more effective. The contacts you make provide a boost to your business and help "open doors to success." Everyone likes a win/win situation and that is available to you when you participate.

We also welcome new ideas and fresh points of view. To help achieve a solid two-way communication between you and your chamber, you can expect to hear from us periodically. Through each contact, it will be our goal to make certain we are meeting your membership expectations and needs. We'll also look forward to hearing your comments on important business issues as well as your suggestions for the continued growth of the chamber.

In the meantime, should you have questions, or need information, please don't hesitate to contact us by phone 955-8187 or fax 366-5621. And thank you for joining other business leaders in supporting the Greater Sarasota Chamber of Commerce.

Sincerely,



Rex G. Richards
President

RGR/clc

T H E G R E A T E R S A R A S O T A C H A M B E R O F C O M M E R C E

1819 Main Street • Suite 240 • Sarasota, Florida 34236-5983 • 941-955-8187 • Fax 941-366-5621
<http://www.sarasotachamber.org> • e-mail address: saracham@ix.netcom.com

2020 - 2021

Sarasota County Business Tax Receipt

Account No.
990010126366

IT IS THE OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL LICENSING AND REGULATORY REQUIREMENTS OF FLORIDA, SARASOTA COUNTY AND ANY APPLICABLE CITY.

Business Type SERVICE
Business Name STEELE ENVIRONMENTAL
Business Address 6921 FRIENDSHIP DR
SARASOTA FL 34241

Unit Type Employees **Count** 1
Paid 08/07/2020 **Amount** 14.43
Receipt B19.1003148

STEELE ENVIRONMENTAL CONSULTING INC
6921 FRIENDSHIP DR
SARASOTA FL 34241



Barbara Ford-Coates
Florida Tax Collector serving Sarasota County
101 S. Washington Blvd. | Sarasota, FL 34236
941.861.8300, option 3 | Info@SarasotaTaxCollector.com
www.SarasotaTaxCollector.com

Valid Until: 09/30/2021

Must be displayed in a conspicuous place.

INFORMATION ONLY: REMOVE OR FOLD BEHIND BEFORE POSTING RECEIPT

THIS RECEIPT IS FURNISHED PURSUANT TO FLORIDA STATUE CHAPTER 205 AND SARASOTA COUNTY ORDINANCE 91-084, AS AMENDED.

The law requires this receipt to be displayed conspicuously at the place of business so that it is open to the view of the public and available for inspection. Upon failure to do so, the business shall be subject to the payment of another full tax for the same business, profession or occupation.

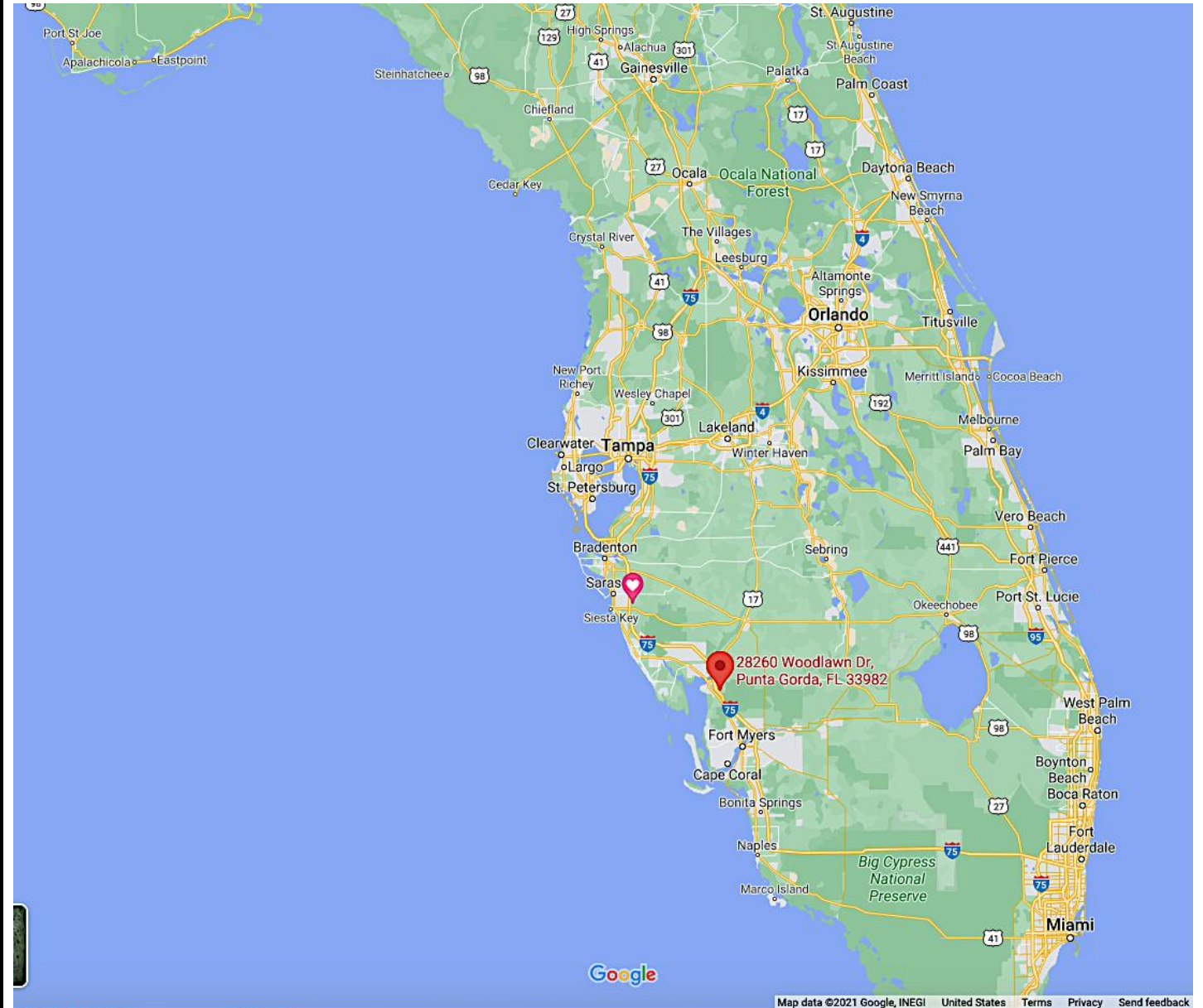
Payment is due each year by September 30th. Payment after September 30th is delinquent and subject to a penalty of 10% for the month of October, plus an additional 5% penalty for each month thereafter. The total delinquency penalty shall not exceed 25% of the tax. A 25% penalty is imposed on any person engaged in any new business, occupation or profession without first paying a Sarasota County Business Tax.

This receipt is for a business tax only. It does not permit the person/business to violate any existing regulatory or zoning laws of the state, county or cities, nor does it exempt the business from licenses or permits that may be required by law. This receipt does not ensure the quality of work.

Business Taxes are subject to change according to law.

STEELE ENVIRONMENTAL CONSULTING INC
6921 FRIENDSHIP DR
SARASOTA FL 34241

APPENDIX A
SITE FIGURES



Source: Google Maps

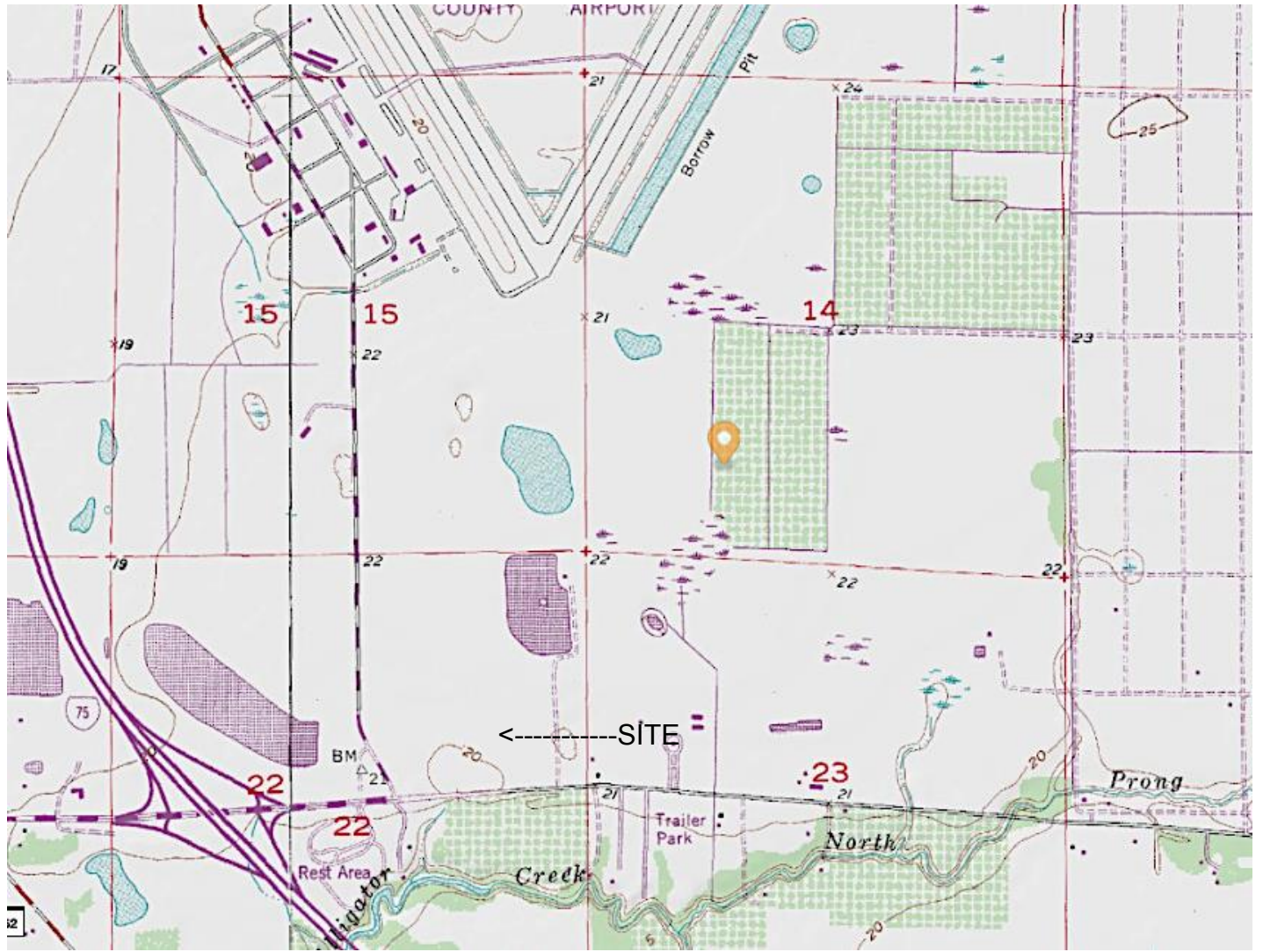
Vacant Lot
27000 Jones Loop Road
Punta Gorda, Florida



S. E. C.
 Steele Environmental
 Consulting, Inc.

SITE MAP

SEC Project No. 23-026 Figure 1



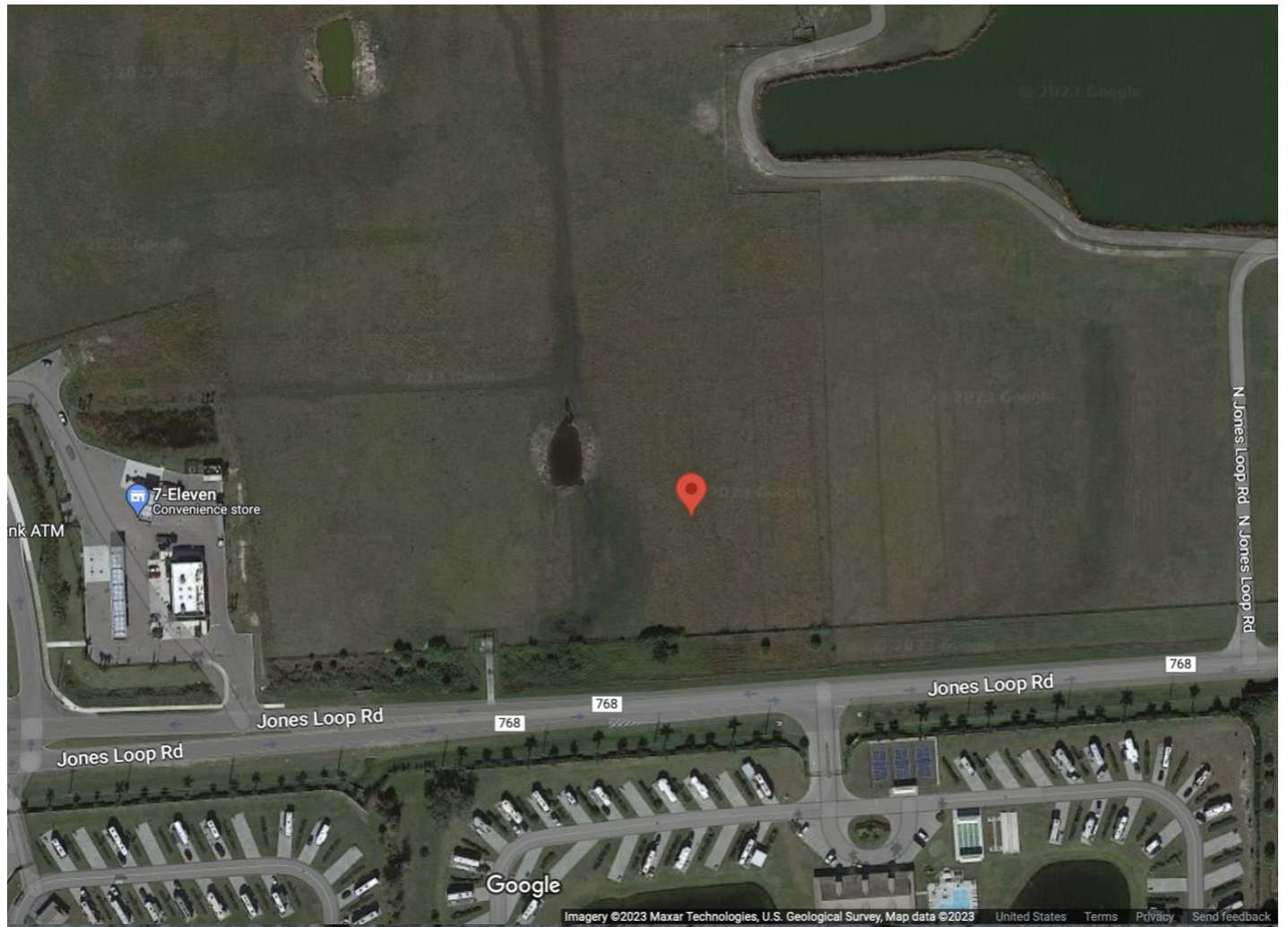
Source: Google Maps

Vacant Lot
27000 Jones Loop Drive
Punta Gorda, Florida



S. E. C.
 Steele Environmental
 Consulting, Inc.

TOPOGRAPHIC MAP
SEC Project No. 23-026 Figure 2



Source: Google Maps

Vacant Lot
27000 Jones Loop Road
Punta Gorda, Florida



S. E. C.
Steele Environmental
Consulting, Inc.

AERIAL PHOTOGRAPH

SEC Project No. 23-026 Figure 3

APPENDIX B
SITE PHOTOGRAPHS

**VACANT LOT
PUNTA GORDA, FLORIDA
SEC PROJECT 23-026**



Photograph 1: View of the site looking towards the east. Note the mobile home park in the far background.



Photograph 2 View of the site looking towards the west. Note the gas station in the far background.



Photograph 3: View of the site looking towards the northeast. Note the mobile home park in the far background.

**VACANT LOT
PUNTA GORDA, FLORIDA
SEC PROJECT 23-026**



Photograph 4 View of the site looking towards the west. Note the gas station in the far background.



Photograph 5: View of the site looking towards the east.



Photograph 6: View of the site looking towards the north. The road in the foreground is Jones Loop Road.

APPENDIX C
LEGAL DESCRIPTION



CHARLOTTE COUNTY PROPERTY APPRAISER
 PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412322200008 for the 2023 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

You may be eligible for a Partial Tax Refund if your residential improvement was rendered uninhabitable due to Hurricane Ian or Nicole for at least 30 days. [Click here for more information.](#)

Report Hurricane Ian Damage

Owner:

Property Location:

JONES LOOP INVESTORS LLC 2430 VANDERBILT BEACH RD STE 108 510 NAPLES, FL 34109	Property Address: 27000 JONES LOOP RD
	Property City & Zip: PUNTA GORDA 33982
	Business Name:

Ownership current through: 1/31/2023

General Parcel Information

Taxing District:	111
In City of Punta Gorda:	NO
Current Use:	GRAZINGLAND SOIL CAPABILITY CLASS IV
Future Land Use (Comp. Plan):	Enterprise Charlotte Airport Park
Zoning Code:	<u>ECAP</u>
Market Area / Neighborhood / Subneighborhood:	03/78/00
Map Number:	5B22X
Section/Township/Range:	22-41-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales Code
10/28/2005	<u>2841/1273</u>	<u>1474749</u>	\$12,740,200	VAC-MULTI
2/28/2007	<u>3122/548</u>	<u>1644774</u>	\$9,850,000	VAC-MULTI

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0263G	Out	OUT	X	12015C	Out	120061	0.0

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Flood term definitions.](#)

2022 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$518,700				\$518,700
Classified Value	\$1,213	\$0	\$0		\$1,213

2022 Certified Tax Roll Values, as of January 1, 2022

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$440,895	\$440,895	\$440,895	\$440,895
Certified Assessed Value:	\$1,213	\$1,213	\$1,213	\$1,213
Certified Taxable Value:	\$1,213	\$1,213	\$1,213	\$1,213

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	ZZZ 224123 P1-9-1	6300	ECAP	ACRE	3.99	0		3.99

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal:	Long Legal:
ZZZ 224123 P1-9-1	22 41 23 PARCEL 1-9-1 3.99 AC. M/L COMM AT SE COR OF NE 1/4 SEC 22 TH W 935 FT FOR P.O.B. TH CONT W 239.32 FT N 25 FT W 197 FT N 400 FT E 457 FT S 414 FT TO P.O.B. 2841/1273 E2841/1282 3122/548

Data Last Updated: 2/11/2023- Printed On: 2/11/2023.



+

412322200008

-

P13-1

214

131.6

258.7

1428.2

435.6

P1-7

400

P1-9-1

414

273.4

400

435.6

Jones Loop Rd

418

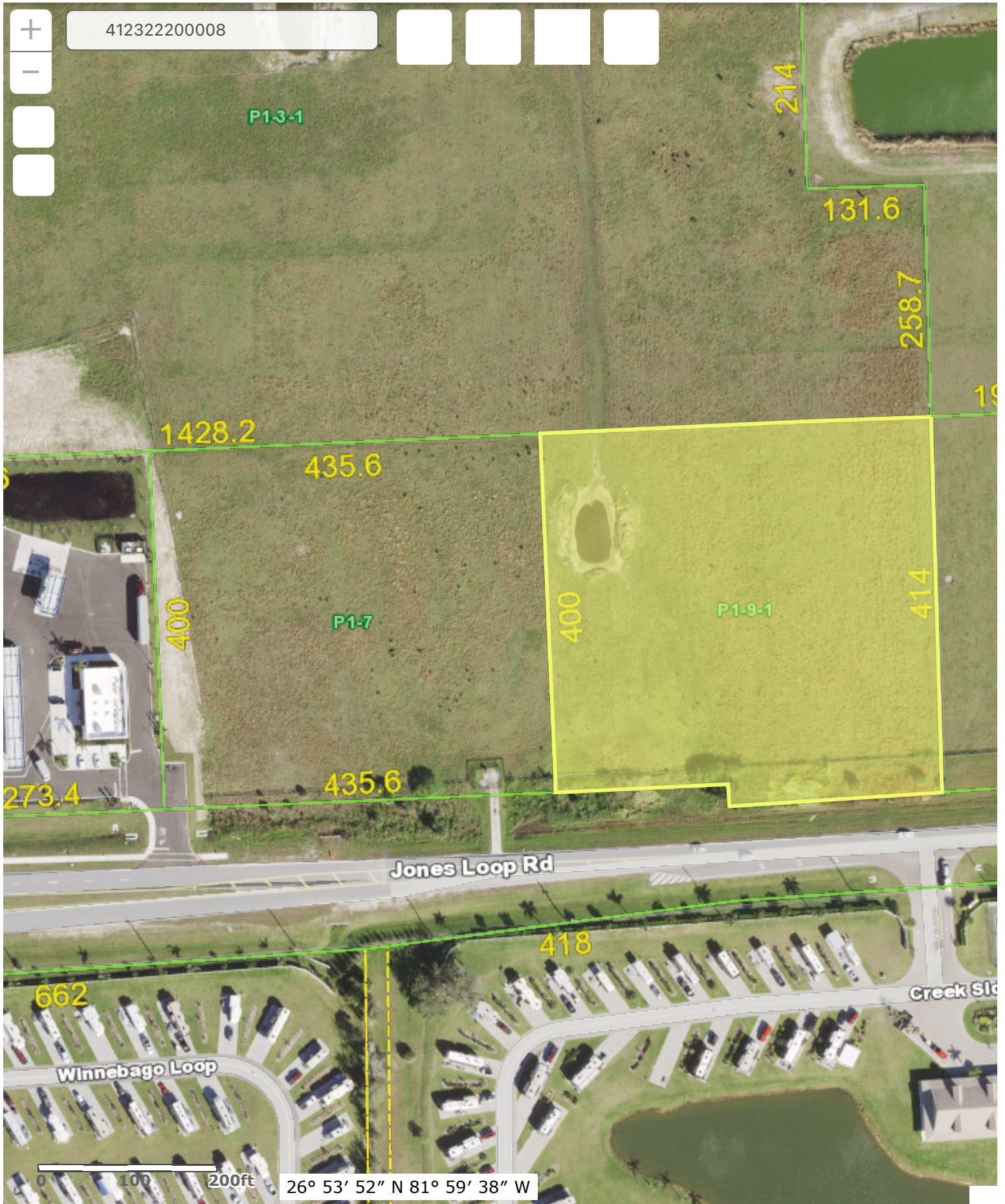
662

Winnebago Loop

Creek St

0 100 200ft

26° 53' 52" N 81° 59' 38" W



APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION



Source: Google Maps

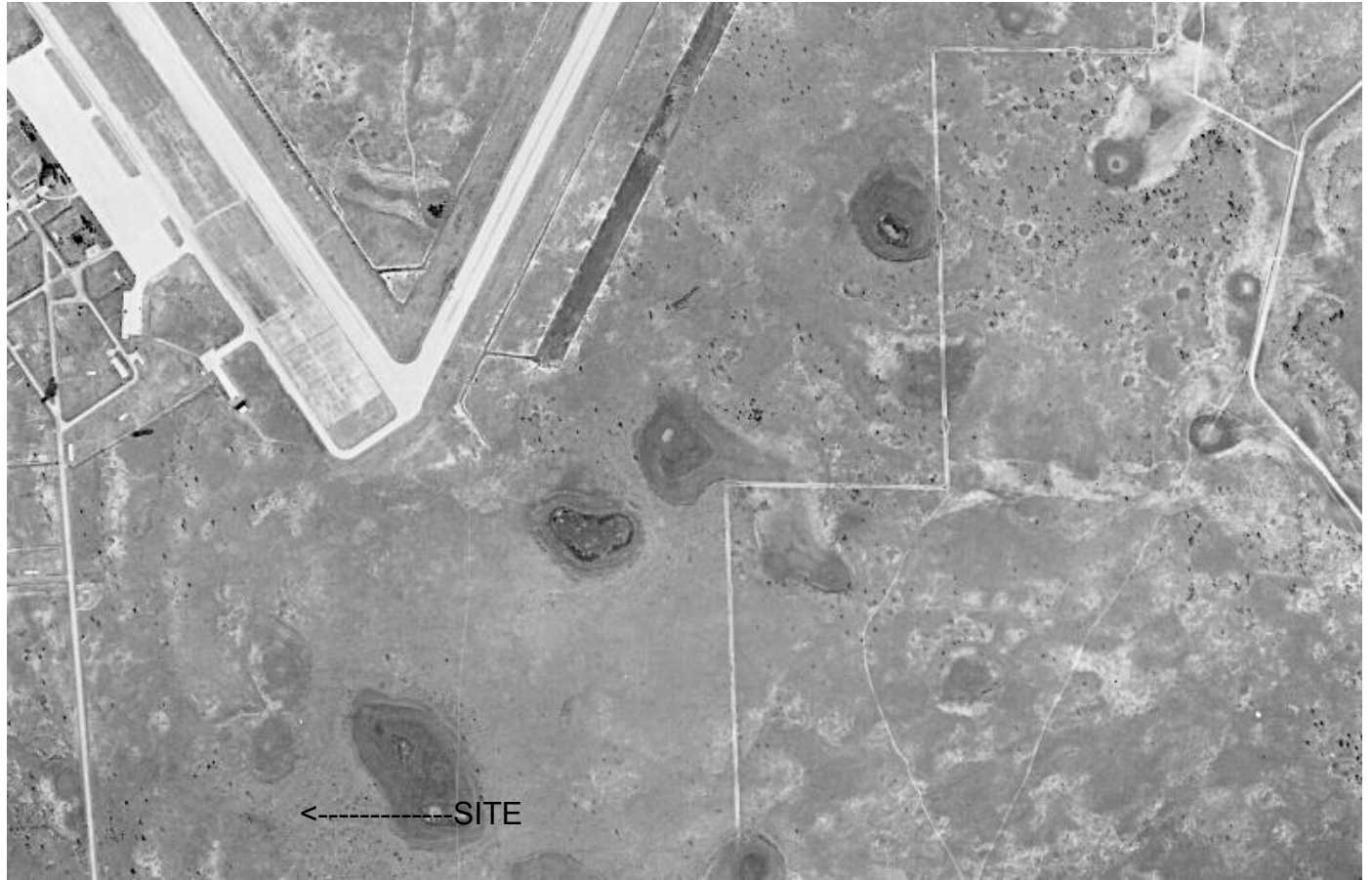
Vacant Lot
27000 Jones Loop Road
Punta Gorda, Florida



S. E. C.
Steele Environmental
Consulting, Inc.

AERIAL PHOTOGRAPH
(1970)

SEC Project No. 23-026 Figure 4



Source: Google Maps

Vacant Lot
27000 Jones Loop Road
Punta Gorda, Florida



S. E. C.
Steele Environmental
Consulting, Inc.

AERIAL PHOTOGRAPH
(1952)

SEC Project No. 23-026 Figure 5

APPENDIX E

REGULATORY RECORDS DOCUMENTATION



DATABASE REPORT

Project Property: *Three Vacant Lots
27000 Jones Loop Road
Punta Gorda FL 33982*

Project No: *23-026*

Report Type: *Database Report*

Order No: *23021100052*

Requested by: *Steele Environmental Consulting, Inc*

Date Completed: *February 11, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	8
Executive Summary: Site Report Summary - Surrounding Properties.....	9
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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Three Vacant Lots
27000 Jones Loop Road Punta Gorda FL 33982*

Project No: *23-026*

Coordinates:

Latitude: *26.896381*
Longitude: *-81.993151*
UTM Northing: *2,975,345.29*
UTM Easting: *401,371.24*
UTM Zone: *17R*

Elevation: *19 FT*

Order Information:

Order No: *23021100052*
Date Requested: *February 11, 2023*
Requested by: *Steele Environmental Consulting, Inc*
Report Type: *Database Report*

Historicals/Products:

Executive Summary: Report Summary

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

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	0	2	0	2
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	0	0	2	1	3
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	1	-	1
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	1	-	-	1
AST	Y	0.25	0	0	0	-	-	0
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	0	1	2	-	3
INST	Y	0.5	0	0	0	0	-	0
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	1	0	0	0	-	1
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0

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

County

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

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	1	0	1
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
DWM CONTAM	Y	0.5	0	0	0	2	-	2
DEL CONTAM SITE	Y	0.5	0	0	0	2	-	2
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	0	0	-	-	0
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal *No Tribal additional environmental record sources available for this State.*

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

Total: 1 0 2 12 1 16

* PO – Property Only

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

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	BROWNFIELD AREA	Enterprise Charlotte Airport Park	PUNTA GORDA FL	-	0.00 / 0.00	0	19

Express Preview Report

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	UST	7-ELEVEN STORE #38757	26920 JONES LOOP RD PUNTA GORDA FL 33950	WSW	0.21 / 1,131.58	2	19
2	STCS	7-ELEVEN STORE #38757	26920 JONES LOOP RD PUNTA GORDA FL 33950	WSW	0.21 / 1,131.58	2	19
3	DEL CONTAM SITE	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3	19
3	DEL CONTAM SITE	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3	19
3	WCRPS	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3	19
3	WCRPS	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3	19
3	DWM CONTAM	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3	19
3	DWM CONTAM	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3	19
3	ERIC	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3	19
3	ERIC	PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3	20
3	STCS	SUNCOAST BEVERAGE SALES LLLP	9400 PIPER RD PUNTA GORDA FL 33962	NW	0.32 / 1,672.44	3	20
4	SWF/LF	SLACK EXCAVATING C&D FACILITY	28100 N. JONES LOOP RD. PUNTA GORDA FL 33982	NNE	0.38 / 2,027.89	-2	20

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
4	STCS	W J SUTTON CO INC	28100 N JONES LOOP RD PUNTA GORDA FL 33982	NNE	0.38 / 2,027.89	-2	20
5	FUDS	PUNTA GORDA ARMY AAF	PUNTA GORDA FL	N	0.46 / 2,432.00	2	20
6	WCRPS	I-75 AT JONES LOOP ROAD TANKER WRECK SWP 2012-2715	I-75 SOUTHBOUND MILE MARKER 161 PUNTA GORDA FL	W	0.57 / 2,998.07	5	20

Express Preview Report

Executive Summary: Summary by Data Source

Standard

State

ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated Nov 4, 2022 has found that there are 2 ERIC site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3

WCRPS - Waste Cleanup Responsible Party Sites

A search of the WCRPS database, dated Apr 11, 2021 has found that there are 3 WCRPS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3
I-75 AT JONES LOOP ROAD TANKER WRECK SWP 2012- 2715	I-75 SOUTHBOUND MILE MARKER 161 PUNTA GORDA FL	W	0.57 / 2,998.07	6

SWF/LF - Solid Waste Facilities and Landfills

A search of the SWF/LF database, dated Nov 24, 2022 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SLACK EXCAVATING C&D FACILITY	28100 N. JONES LOOP RD. PUNTA GORDA FL 33982	NNE	0.38 / 2,027.89	4

UST - Underground Storage Tanks

A search of the UST database, dated Nov 8, 2022 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
7-ELEVEN STORE #38757	26920 JONES LOOP RD PUNTA GORDA FL 33950	WSW	0.21 / 1,131.58	2

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Nov 21, 2022 has found that there are 3 STCS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
7-ELEVEN STORE #38757	26920 JONES LOOP RD PUNTA GORDA FL 33950	WSW	0.21 / 1,131.58	2
SUNCOAST BEVERAGE SALES LLLP	9400 PIPER RD PUNTA GORDA FL 33962	NW	0.32 / 1,672.44	3

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
W J SUTTON CO INC	28100 N JONES LOOP RD PUNTA GORDA FL 33982	NNE	0.38 / 2,027.89	4

BROWNFIELD AREA - Brownfield Areas

A search of the BROWNFIELD AREA database, dated Jun 21, 2022 has found that there are 1 BROWNFIELD AREA site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Enterprise Charlotte Airport Park	PUNTA GORDA FL	-	0.00 / 0.00	1

Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated Jul 12, 2022 has found that there are 1 FUDS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PUNTA GORDA ARMY AAF	PUNTA GORDA FL	N	0.46 / 2,432.00	5

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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State

DWM CONTAM - Contaminated Sites

A search of the DWM CONTAM database, dated Oct 12, 2022 has found that there are 2 DWM CONTAM site(s) within approximately 0.50 miles of the project property.

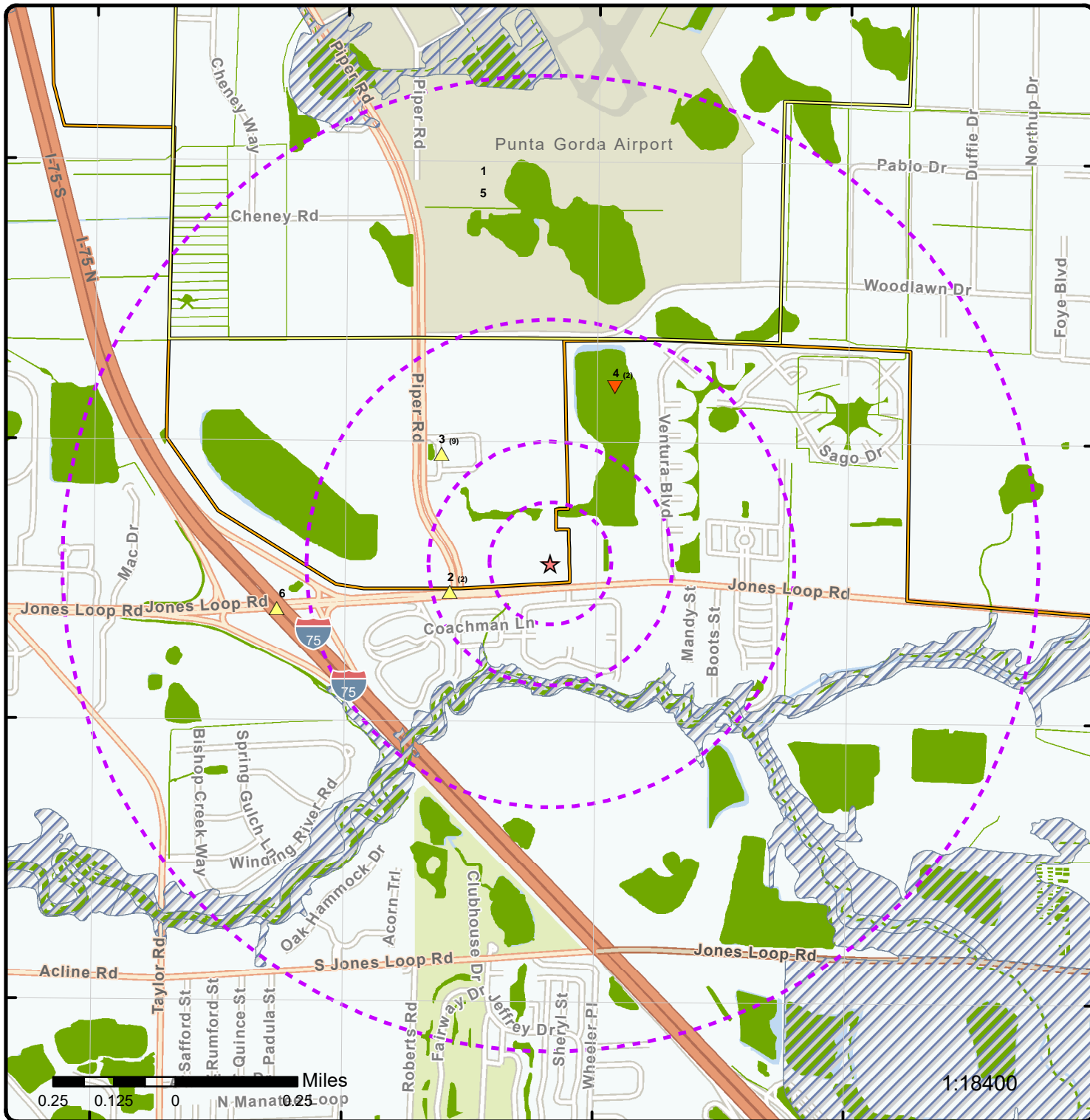
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL	NW	0.32 / 1,672.44	3

DEL CONTAM SITE - Delisted Contaminated Sites

A search of the DEL CONTAM SITE database, dated Sep 30, 2015 has found that there are 2 DEL CONTAM SITE site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3
PEACE RIVER DISTRIBUTING	9400 PIPER ROAD PUNTA GORDA FL 33982	NW	0.32 / 1,672.44	3

This is an Express Preview Report - Details will be provided in the Final ERIS Report.



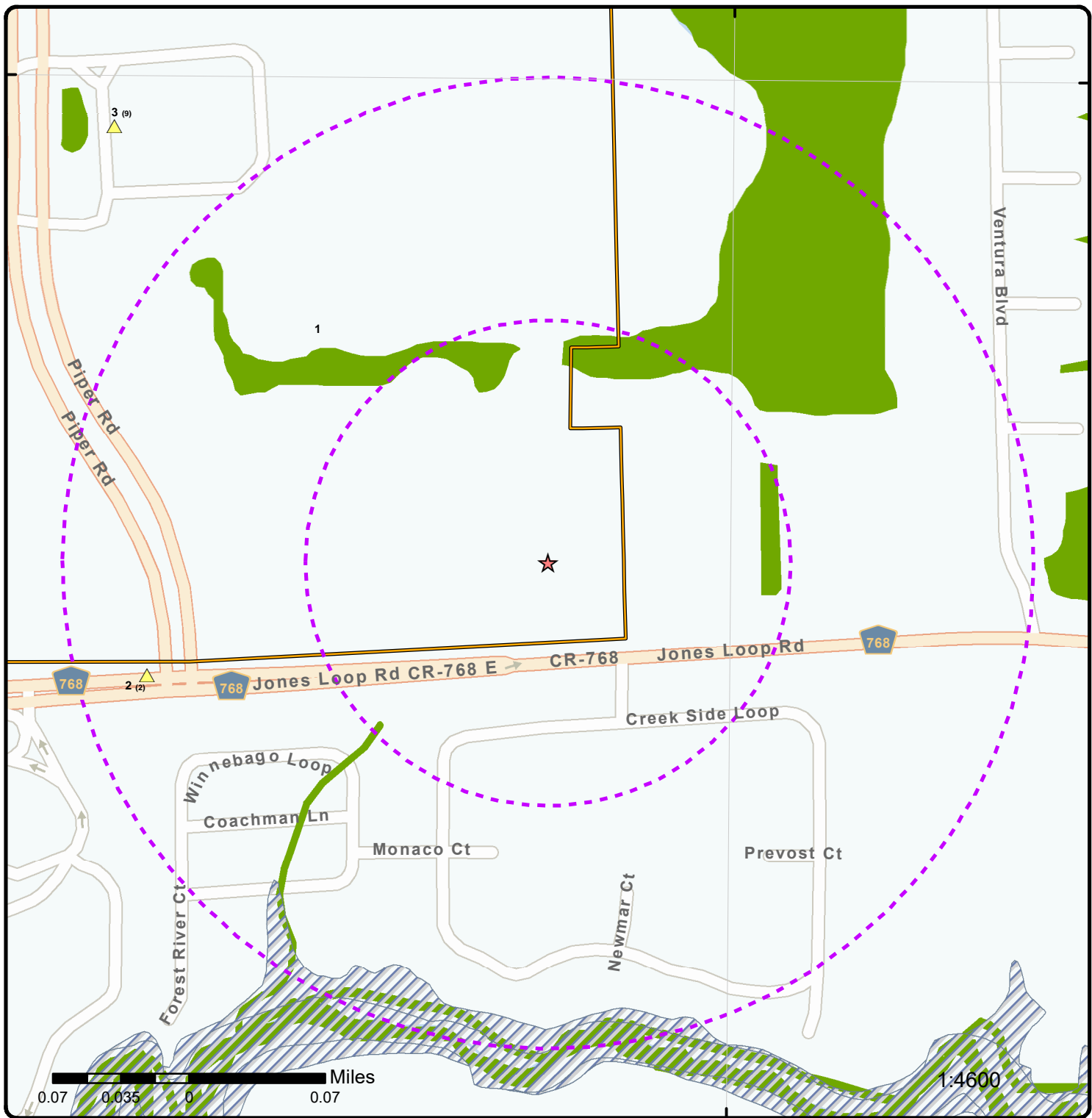
Map: 1.0 Mile Radius

Order Number: 23021100052

Address: 27000 Jones Loop Road, Punta Gorda, FL



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



Map: 0.25 Mile Radius

Order Number: 23021100052

Address: 27000 Jones Loop Road, Punta Gorda, FL



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

82°0'W

81°59'30"W

81°59'W

26°54'N

26°54'N

26°53'30"N

26°53'30"N



Aerial Year: 2020

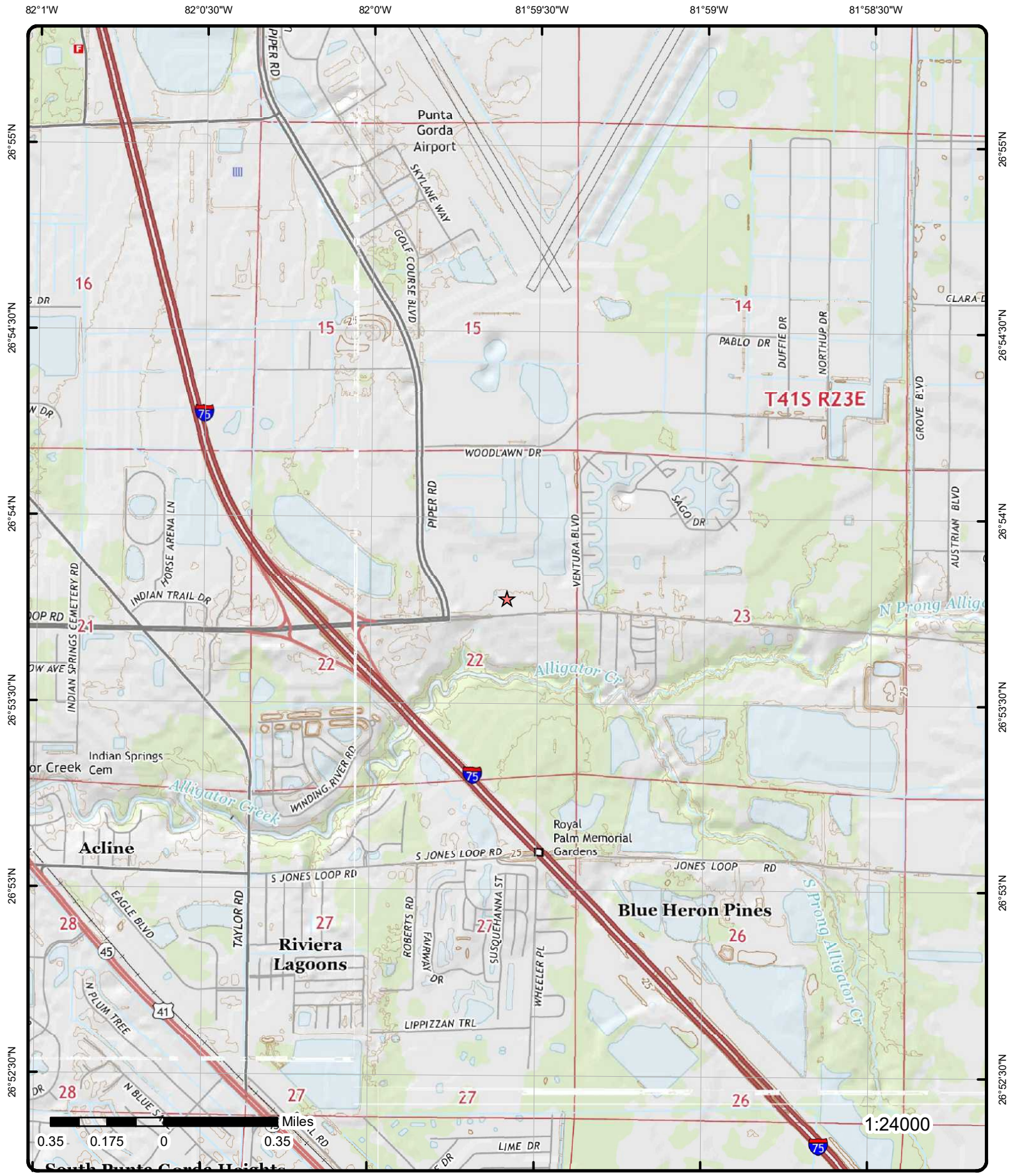
Address: 27000 Jones Loop Road, Punta Gorda, FL

Source: ESRI World Imagery

Order Number: 23021100052



© ERIS Information Inc.



Topographic Map Year: 2015

Order Number: 23021100052

Address: 27000 Jones Loop Road, FL



Quadrangle(s): Gilchrist, FL; Cleveland, FL; Punta Gorda SE, FL; Punta Gorda, FL

© ERIS Information Inc.

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	-	0.00 / 0.00	19.34 / 0	Enterprise Charlotte Airport Park PUNTA GORDA FL	BROWNFIELD AREA
2	1 of 2	WSW	0.21 / 1,131.58	21.03 / 2	7-ELEVEN STORE #38757 26920 JONES LOOP RD PUNTA GORDA FL 33950	UST
2	2 of 2	WSW	0.21 / 1,131.58	21.03 / 2	7-ELEVEN STORE #38757 26920 JONES LOOP RD PUNTA GORDA FL 33950	STCS
3	1 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL 33982	DEL CONTAM SITE
3	2 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL 33982	DEL CONTAM SITE
3	3 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL	WCRPS
3	4 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL	WCRPS
3	5 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL	DWM CONTAM
3	6 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL	DWM CONTAM
3	7 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL 33982	ERIC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>3</u>	8 of 9	NW	0.32 / 1,672.44	22.79 / 3	PEACE RIVER DISTRIBUTING 9400 PIPER ROAD PUNTA GORDA FL 33982	ERIC
<u>3</u>	9 of 9	NW	0.32 / 1,672.44	22.79 / 3	SUNCOAST BEVERAGE SALES LLL 9400 PIPER RD PUNTA GORDA FL 33962	STCS
<u>4</u>	1 of 2	NNE	0.38 / 2,027.89	17.43 / -2	SLACK EXCAVATING C&D FACILITY 28100 N. JONES LOOP RD. PUNTA GORDA FL 33982	SWF/LF
<u>4</u>	2 of 2	NNE	0.38 / 2,027.89	17.43 / -2	W J SUTTON CO INC 28100 N JONES LOOP RD PUNTA GORDA FL 33982	STCS
<u>5</u>	1 of 1	N	0.46 / 2,432.00	21.33 / 2	PUNTA GORDA ARMY AAF PUNTA GORDA FL	FUDS
<u>6</u>	1 of 1	W	0.57 / 2,998.07	24.70 / 5	I-75 AT JONES LOOP ROAD TANKER WRECK SWP 2012-2715 I-75 SOUTHBOUND MILE MARKER 161 PUNTA GORDA FL	WCRPS

This is an Express Preview Report - Details will be provided in the Final ERIS Report.

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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This is an Express Preview Report - Unplottables will be provided in the Final ERIS Report.

Express Preview Report

Unplottable Report

This is an Express Preview Report - Unplottables will be provided in the Final ERIS Report.

Express Preview Report

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

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

Government Publication Date: Mar 4, 2017

National Priority List:

NPL

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

Government Publication Date: Jul 26, 2022

National Priority List - Proposed:

PROPOSED NPL

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

Government Publication Date: Jul 26, 2022

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jul 26, 2022

SEMS List 8R Active Site Inventory:

SEMS

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

Government Publication Date: Nov 23, 2022

Inventory of Open Dumps, June 1985:

ODI

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

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

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

Government Publication Date: Nov 23, 2022

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

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

Government Publication Date: Oct 25, 2013

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

IODI

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

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

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

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Nov 7, 2022

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Nov 7, 2022

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Nov 7, 2022

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Nov 7, 2022

RCRA Very Small Quantity Generators List:

[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Nov 7, 2022

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Nov 7, 2022

RCRA Sites with Controls:

[RCRA CONTROLS](#)

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

Government Publication Date: Nov 7, 2022

Federal Engineering Controls-ECs:

[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Dec 22, 2022

Federal Institutional Controls- ICs:

FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Dec 22, 2022

Land Use Control Information System:

LUCIS

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

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

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

Government Publication Date: Jul 26, 2022

Emergency Response Notification System:

ERNS 1982 TO 1986

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

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

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

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

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

Government Publication Date: Nov 6, 2022

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

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

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

Government Publication Date: Dec 31, 2017

Facility Response Plan:

[FRP](#)

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

Government Publication Date: Dec 31, 2021

Delisted Facility Response Plans:

[DELISTED FRP](#)

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

Government Publication Date: Dec 31, 2021

Historical Gas Stations:

[HIST GAS STATIONS](#)

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

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

[REFN](#)

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

Government Publication Date: Aug 30, 2022

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:

[SEMS LIEN](#)

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

Government Publication Date: Nov 23, 2022

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Sep 28, 2022

State

Superfund Waste Cleanup & State-Funded Action Sites:

[SHWS](#)

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

Government Publication Date: Nov 29, 2022

Delisted State-Funded Action Sites:

[DELISTED SHWS](#)

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

Government Publication Date: Nov 29, 2022

ERIC Waste Cleanup:

ERIC

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

Government Publication Date: Nov 4, 2022

Florida Department of Environmental Protection Cleanup Sites:

CLEANUP DEP

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

Government Publication Date: Nov 22, 2022

Waste Cleanup Responsible Party Sites:

WCRPS

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

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites:

DELISTED WCP

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

Government Publication Date: Nov 22, 2022

Solid Waste Facilities and Landfills:

SWF/LF

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

Government Publication Date: Nov 24, 2022

Leaking Tanks:

LST

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

Government Publication Date: Dec 12, 2022

Delisted Leaking Tanks:

DELISTED LST

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

Government Publication Date: Jan 30, 2023

Underground Storage Tanks:

UST

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

Government Publication Date: Nov 8, 2022

Aboveground Storage Tanks:

AST

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

Government Publication Date: Nov 8, 2022

Storage Tank Facilities:

TANK

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

Delisted AST UST Storage Tanks:

[DEL UST AST TANK](#)

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

Government Publication Date: Jul 2, 2015

Delisted Storage Tanks:

[DEL STORAGE TANK](#)

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

Government Publication Date: Nov 30, 2022

Federal Facilities Listing:

[FF TANKS](#)

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

Government Publication Date: Nov 30, 2022

Storage Tank/Contaminated Facility Search:

[STCS](#)

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search which do not currently have active, regulated underground or aboveground storage tanks (USTs or ASTs) containing petroleum. Note that tank details do not appear for facilities for which all tanks have been removed.

Government Publication Date: Nov 21, 2022

Institutional Controls Registry:

[INST](#)

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

Government Publication Date: Aug 19, 2022

Engineering Controls:

[ENG](#)

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

Government Publication Date: Aug 19, 2022

Voluntary Cleanup Sites:

[VCP](#)

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

Government Publication Date: Jul 1, 2022

Brownfield Sites:

[BROWNFIELDS](#)

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

Government Publication Date: Sep 8, 2021

Brownfield Areas:

[BROWNFIELD AREA](#)

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

Government Publication Date: Jun 21, 2022

Hazardous Waste Facility List:

[HAZ WASTE FAC](#)

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

Government Publication Date: Jan 3, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands:

INDIAN LUST

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

Government Publication Date: Nov 23, 2022

Underground Storage Tanks on Tribal/Indian Lands:

INDIAN UST

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

Government Publication Date: Nov 23, 2022

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

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

Government Publication Date: Nov 23, 2022

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

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

Government Publication Date: Nov 23, 2022

County

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

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

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

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Oct 4, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

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

Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites:

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. 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. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills:

[ERNS PFAS](#)

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

Government Publication Date: Feb 23, 2022

Hazardous Materials Information Reporting System:

[HMIRS](#)

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

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Aug 30, 2022

Toxic Substances Control Act:

[TSCA](#)

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

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

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

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

Government Publication Date: Nov 23, 2022

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

Government Publication Date: Oct 15, 2022

Drycleaner Facilities:

[FED DRYCLEANERS](#)

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jun 25, 2022

Delisted Drycleaner Facilities:

[DELISTED FED DRY](#)

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

Government Publication Date: Jun 25, 2022

Formerly Used Defense Sites:

[FUDS](#)

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

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

[FORMER NIKE](#)

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

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

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

Government Publication Date: Mar 31, 2021

Material Licensing Tracking System (MLTS):

MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

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

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

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

Government Publication Date: Aug 3, 2022

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (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.

Government Publication Date: Aug 18, 2022

Mineral Resource Data System:

MRDS

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

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

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

Government Publication Date: Dec 1, 2022

Alternative Fueling Stations:

ALT FUELS

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

Government Publication Date: Jan 3, 2023

Superfunds Consent Decrees:

CONSENT DECREES

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

Government Publication Date: Jan 11, 2023

Air Facility System:

AFS

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

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

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

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

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

Government Publication Date: Jul 28, 2022

State

Priority Ranking List:

PRIORITYCLEAN

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

Government Publication Date: Mar 7, 2022

Dry Cleaning Facilities:

DRYCLEANERS

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

Government Publication Date: Oct 12, 2022

Delisted Dry Cleaning Facilities:

DELISTED DRYCLEANERS

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

Government Publication Date: Oct 12, 2022

Historical Dry Cleaners:

HISTORICAL DRYC

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

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents:

SPILLS

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

Government Publication Date: Jan 17, 2023

Contaminated Sites:

DWM CONTAM

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

Government Publication Date: Oct 12, 2022

Delisted Contaminated Sites:

DEL CONTAM SITE

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

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF):

PFAS AFFF

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

Government Publication Date: Dec 1, 2022

PFAS Investigation at Federal Facilities:

PFAS

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

Government Publication Date: Sep 8, 2022

Ground Water Contamination Areas:

GW CONTAM

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

Government Publication Date: Jan 18, 2023

Underground Injection Control Wells:

UIC

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

Government Publication Date: Oct 31, 2022

Well Surveillance Program Facilities:

WELL SURVEILLANCE

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

Government Publication Date: Oct 31, 2022

Cattle Dip Vats:

CDV SOUTHEAST

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

Government Publication Date: Jan 19, 2017

Tier 2 Report:

TIER 2

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

Government Publication Date: Jul 22, 2022

Delisted County Records:

DELISTED COUNTY

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

Government Publication Date: Nov 4, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX F
INTERVIEW DOCUMENTATION

Section 11 Township 37 South Range 18 East

ENVIRONMENTAL SITE OBSERVATION GUIDE & INTERVIEW INFORMATION
&
TRANSACTION SCREEN QUESTIONNAIRE

Site Name: Three Vacant Lot Sites Job Number 23-026
 Address/Location: 27000, 26900, 26950 Jones Loop Road, Punta Gorda, Florida
 Site Interview(s) with : Randy
 Completed by: Richard G. Steele Signature: Richard G. Steele Date 2/1/2023

The observation guide follows the ASTM due diligence definition in scope, purpose, and intent. SEC conducts the following observations during each site reconnaissance. However, each site has unique characteristics, and a standard checklist may restrict subjective analysis. Thus, notes were made and photographs were taken where necessary for each observation.

A. GENERAL SITE OBSERVATIONS

1. Property Description: approximately 10 ½ acres (xx) undeveloped land
- (xx) paving & utility improvements (xx) # buildings =
- (xx) occupied () unoccupied (xx) fenced
- (xx) city sewer () septic system () floor drains
- (xx) city water () well water (X) boundaries identified

2. Land Use: Three vacant lots
3. Former Land Use(s): Vacant,

B. SPECIFIC SITE OBSERVATIONS:

<u>PROPERTY CONDITION</u>	<u>LOCATION AND SIGNIFICANCE</u>
1. Underground storage tanks vent pipes or fill caps	<u>None Observed</u>
2. Aboveground storage tanks and containment	<u>None Observed</u>
3. Discolored ground and/or stressed vegetation	<u>None Observed</u>
4. Storage containers and/or 55-gallon drums	<u>None Observed</u>
5. Liquids (standing, flowing discolored, odorous)	<u>None Observed</u>
6. Odors (solvent, petroleum, etc.)	<u>None Observed</u>
7. Hills, mounds, depressions, or evidence of burial	<u>None observed</u>
8. Evidence of heavy equipment or truck activity	<u>None Observed</u>
9. Septic Tank, drain field, odors	<u>None Observed</u>
10. Age of building(s), potential asbestos (ACM)	19
11. Raw materials transportation area, shipping/receiving	<u>No evidence of contamination observed</u>
12. Potentially hazardous substances used	<u>No evidence of contamination observed</u>
13. Hazardous waste generation, quantity, permits	<u>None Observed</u>
14. Hazardous waste treatment, storage, and disposal	<u>No evidence of contamination observed</u>
15. Chemical spills, leaks, or releases and quantity	<u>None Observed</u>

Section 11 Township 37 South Range 18 East

- 16. Electrical transformers or capacitors and PCB's No evidence of contamination observed
- 17. Pesticides, herbicides, pool chemical storage No evidence of contamination observed
- 18. Solid waste disposal, garbage, or dumping No evidence of contamination observed
- 19. Bodies of water; sheens discoloration, or pollution No evidence of contamination observed
- 20. Wastewater treatment operations No evidence of contamination observed

Unlisted Observations/Notes:

C. SITE VICINITY

The adjacent and nearby properties were observed for specific environmental concerns.

PROPERTY CONDITION

LOCATION AND SIGNIFICANCE

(Details, distance and direction)

Adjacent property, land use description

North: New Project under construction
 East: Mobile Home Park
 South: Target Home Park
 West: 7-Eleven Store Gas Station

Other facilities suspected of potentially contaminating the site:

Dominant land uses (Industrial, residential, etc.) & site vicinity general description

North: Commercial
 East: M.H.P. Residential
 South: Riv. Park
 West: Gas Station Commercial

Description of Site: vacant land

Address/Location: 27000, 26900, 26950 Jones Loop Road, Punta Gorda, Florida

Question	Owner			Occupants			Observed During Site Visit		
1. Is the <i>property</i> used for an industrial use?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk
2. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk
3. Is the <i>property</i> or any <i>adjoining property</i> used as a <u>gasoline station</u> , motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk

Question

Owner

Occupants

Observed During Site Visit

4. To the best of your knowledge has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes No Unk_ Yes No Unk

Yes No Unk

5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unk_ Yes No Unk

Yes No Unk

6. Are there currently, or to the best of your knowledge have there been previously, any industrial *drums* (typically 55 gal (208 L) or sacks of chemicals located on the *property* or at the facility?

Yes No Unk_ Yes No Unk

Yes No Unk

7. Has *fill dirt* been brought onto the *property* that originated from a contaminated site or that is of an unknown origin?

Yes No Unk_ Yes No Unk

Yes No Unk

8. Are there currently, or to the best of your knowledge have there been previously, any *pits, ponds or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes No Unk_ Yes No Unk

Yes No Unk

9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

Question

Owner

Occupants

Observed During Site Visit

12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Yes No Unk_ Yes No Unk

Yes No Unk

13. If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?

Yes No Unk_ Yes No Unk

Yes No Unk

14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

15. Has the *owner* or *occupant* of the *property* been informed of the past or current existence of *hazardous substances* or *petroleum products* or environmental violations with respect to the *property* or any facility located on the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

16. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?

Yes No Unk_ Yes No Unk

Yes No Unk

18. Does the *property* discharge waste water on or adjacent to the *property* other than storm water into a sanitary sewer system?

Yes No Unk_ Yes No Unk

Yes No Unk

**Section 11 Township 37 South Range 18 East
Observed During Site Visit**

Question

Owner

Occupants

Observed During Site Visit

19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?

Yes No Unk_ Yes No Unk

Yes No Unk

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No Unk_ Yes No Unk

Yes No Unk

The Preparer of the transaction screen questionnaire must complete and sign the following statement. This questionnaire was completed by:

Name Richard G. Steele, P.G.
 Title President
 Firm Steele Environmental Consulting, Inc.
 Address 6921 Friendship Drive
Sarasota, Florida 34241
 Phone number: (941) 552-8414
 Date: _____

Preparer's relationship to user (i.e., principal, employee, agent, consultant) _____

Copies of the completed questionnaire have been filed at: _____

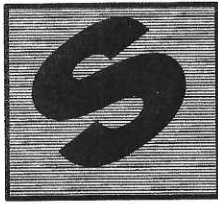
Copies of the completed questionnaire have been mailed or delivered to: _____

Prepare represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Richard G. Steele
 Signature

Feb 1, 2023
 Date

APPENDIX G
CLIENT CONTRACT



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

Celebrating 22 Years in Business!

January 31, 2023

Randy Krise
Krise Commercial Group, LLC
16 Winewood Court
Fort Myers, FL 33919

Sent Via E-mail: randy@krisecg.com

Subject: Proposal to Conduct Phase I Environmental Site Assessment (ESA)
10.4 Vacant Site: Jones Loop Road, Punta Gorda, Florida
SEC Proposal Number 23-026

Dear Mr. Krise:

Thank you for calling me today. Steele Environmental Consulting (SEC) is pleased to provide you with this proposal to perform a Phase I Environmental Site Assessment for the above referenced property in conformance with the EPA's All Appropriate Inquire for property assessments. This proposal includes our understanding of the project, our proposed schedule and fees for the project.

Project Background

Based on our previous work in the vicinity, we understand that the site consists of approximately 10 acres of vacant land (Three nearby parcels) near the Punta Gorda Airport in Charlotte County Florida. Due to nearby commercial properties, SEC recommends that a Phase I Environmental Site Assessment (ESA) be conducted for the property.

Scope of Services

The objective of the proposed research is to determine if any evidence exists to suggest the presence of environmental impact to the soil and/or groundwater of the site. The specific level of diligence is in accordance with the scope and limitations of 2005 ASTM Standard. The limitations of Phase I ESAs are documented in ASTM Designation E 1527-21, "Standard Practice for Environmental Site Assessments". Matters outside the scope of this investigation include, but are not limited to: asbestos containing material, radon, mold, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Please feel free to contact us if you are interested in adding any of these matters to the scope of work for this project.

The Scope of Services, which is in accordance with the new EPA AAI Standards and ASTM Practice 1527-21, is found attached to this proposal as Attachment A. This Scope of Services generally reflects our understanding of the level of effort that is appropriate for the Phase I for the subject property.

6921 Friendship Drive, SARASOTA, FLORIDA 34241
(941) 552-8414 steele-environmental@live.com

Mr. Randy Krise
January 31, 2023
Page 2

Fees

We propose to conduct the Phase I Environmental Assessment in general accordance with the attached Scope of Services for a lump sum fee of \$2000.00. This lump sum fee will be due upon delivery of the completed Phase I Site Assessment. SEC will provide two copies of the final report, unless other arrangements are made.

Please provide the following data to SEC:

- Legal name(s) of all entities to which the report should be certified
- Reliable documentation showing the subject property boundaries, including legal description.
- Title Information, if available.
- Authorization that SEC has been granted full site access at the property by the site owner.
- Information regarding any confidentiality issues with tenants, renters, previous reports, etc.
- Telephone numbers for site owners, operators, tenants, etc.

Schedule

Upon receipt of your authorization to conduct the Phase I for this site SEC will schedule the requisite field visit. A completed report shall be delivered to you within 14 days of receipt of the signed authorization. This schedule assumes that site access is readily available. If there are special scheduling requirements, we can meet your needs.

Authorization

Upon receipt of the proposal, please sign the authorization and return one complete proposal to our office, receipt of which will constitute our Notice to Proceed. SEC presumes that by authorizing this contract, you have obtained permission for SEC to conduct these services on the subject property. Please complete the attached questionnaire to the best of your ability. We appreciate the opportunity to assess the subject project site. If you need additional information regarding this proposal, scope of work, or anything regarding the project, please feel free to call at (941) 552-8414.

Sincerely,

STEELE ENVIRONMENTAL CONSULTING, INC.

Richard G. Steele
Richard G. Steele, P.G., President

Attachment: Attachment A - Phase I Environmental Assessment, Scope of Services

THE ABOVE PROPOSAL HAS BEEN READ AND UNDERSTOOD AND IS HEREBY AGREED TO AND ACCEPTED AS EVIDENCED BY MY SIGNATURE BELOW. IT IS ALSO UNDERSTOOD THAT INVOICING IS ON A LUMP SUM BASIS AND WILL REFLECT CHARGES FOR WORK COMPLETED IN ACCORDANCE WITH THE ATTACHED SCOPE OF SERVICES. INVOICES ARE PAYABLE UPON RECEIPT AND ARE CONSIDERED PAST DUE AFTER 30 DAYS. AFTER 60 DAYS, A FINANCE CHARGE OF 1.5% WILL BE APPLIED.

1/31/2023

PROPOSAL ACCEPTED BY: _____ DATE: _____

FIRM/OWNERS REPRESENTATIVE _____ TITLE _____

6921 Friendship Drive, SARASOTA, FLORIDA 34241
(941) 552-8414 steele-environmental@live.com

**Phase 1 Environmental Site Assessment
Scope of Services**

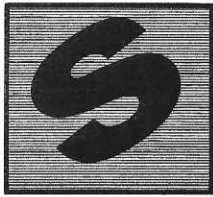
The objective of a Phase I Environmental Site Assessment is to perform sufficient work to identify obvious actual and potential sources of environmental contamination associated with a property, according to the Environmental Protection Agency (EPA) 40 CFR Part 312, "Standards and Practices For All Appropriate Inquiries". The purpose of the Services is to identify and characterize environmental conditions associated with the Site, to the extent reasonably possible. Environmental assessments may be performed to different levels of confidence using different levels of effort. Based on our understanding of your needs, the following services will be provided for the Phase I assessment:

- Perform a site reconnaissance by one of our professionals specializing in environmental projects. Our representative will look for surface indications of past or present waste handling activities or storage activities that may pose a hazard to subsurface environment. Personal interviews will be conducted with persons knowledgeable of existing and previous site conditions. SEC will conduct photo-documentation of the site.
- Review readily available environmental lists published by state and federal agencies in accordance with industry standards for a search radius of approximately 1/4 to 1/2 mile to evaluate if the site or nearby properties are listed as having a present or past environmental problem, are under investigation or are regulated by state or federal environmental regulatory agencies.
- Review readily available regulatory files based on information collected during the assessment activities. A file review will be conducted on the subject facility and surrounding properties if it is determined that they represent a potential environmental concern to the subject property.
- Perform a vehicular reconnaissance of the surrounding areas (approximately to a one-quarter mile radius from the subject site) to attempt to locate regulatory listed facilities, and to evaluate if the adjacent land use has a potential environmental impact on the subject site.
- Review previous environmental site assessment reports, if provided, with the notice to proceed or by the site contact at start of the project.
- Prepare a written report summarizing our findings and conclusions. Recommendations for additional services will be provided based on our findings, if requested. _____ Initial if Recommendations needed.

_____ In accordance with the EPA All Appropriate Inquire Rule (2006), the User or the Consultant is required to conduct a search for Environmental Liens (Title Search) associated with the subject property. **If needed**, SEC can conduct the Environmental Lien & Title Search for the client at an additional cost of **\$400.00 per platted parcel**. Please initial this line item to signify your desire for SEC to perform this search. If you wish to perform this search using your own resources, please forward a copy of the results to SEC for incorporation into the Phase I ESA Report.

Evaluations of air quality, noise impacts, and the identification or delineation of geological or geotechnical hazards, wetland areas, stormwater features as they relate to NPDES regulations, endangered or protected plant and animal species, or historical and archeological sites are typically beyond the scope of Phase I Environmental Assessments. The scope of the Phase I assessment also does not include the detection of the presence of urea formaldehyde, lead-based paint, asbestos, radon, or other potentially hazardous substances in any construction materials on the site, except as otherwise provided for herein. Similarly, the collection and testing of soil and/or ground-water samples is beyond the scope of the Phase I Environmental Site Assessment.

**6921 Friendship Drive, SARASOTA, FLORIDA 34241
(941) 552-8414 steele-environmental@live.com**



STEELE ENVIRONMENTAL CONSULTING, INC.

ENVIRONMENTAL SITE ASSESSMENT USER INFORMATION

The EPA's new All Appropriate Inquiry (AAI) Standards for completing a Phase I Environmental Site Assessments it is required that the "user" of the report answer the following questions. Please complete the following questions to the best of your knowledge, sign at the bottom and return it to our office at your earliest convenience. ***Failure to provide this information could result in a determination that 'all appropriate inquire' is not complete.*** This information should be supplied prior to the initiation of the study. Please feel free to make additional comments or include more details on separate sheets if needed. The more information we have available, the better we can serve your needs. Should you have any questions concerning this questionnaire, please contact our office.

1. Are you aware of any Environmental Cleanup Leans against the property that are filed or recorded under federal, tribal, state or local government agencies?

2. Are you aware of any activity and or Land Use Limitations, such as Engineering Controls, Land Use Restrictions or Institutional Controls that are in place at the property and or have been filed or recorded under federal, tribal, state or local government agencies?

3. What is the complete and correct street address of the property (if it exists)? A survey, map and/or legal description will be needed to determine the boundaries of the property.

4. 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? Such As:

Do you know the past use of the property?

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

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

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

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5. Does the purchase price of the 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?

6. The ASTM E 1527 Standard is designed to qualify the User for the "Innocent Landowner Defense" regarding liability under the CERCLA Superfund Act. There are other potential issues associated with a property transaction, such as asbestos containing materials, the presence of wetlands, lead in drinking water, etc. that may be performed as part of a Phase I at additional cost. Additionally, some organizations or lending institutions may have requirements that go beyond the standard scope of the ASTM Phase I. Unless otherwise noted, we will assume that the purpose of the Phase I is for CERCLA liability. Are you aware of any non-scope items that need to be addressed? Unless arranged at the time that our proposal was initiated, any non-scope items may require additional cost.

7. Please identify all parties who will rely on this report. Please note that all third parties relying on the report are subject to the same conditions and limitations as are stated in our contract and within the report itself.

8. Please identify the site contact for the subject property and how they can be reached. Also, please identify the current owner of the property and their contact information.

9. Do you have any specialized knowledge or experience related to the property or nearby properties such as previous assessments, documents, correspondence, known contamination issues, former use of the property that could lead to contamination, etc. concerning the subject property and its environmental condition?

10. Based on your knowledge and experience related to the property, are there any obvious indications that point to the presence or likely presence of contamination at the property?

Name of User: _____ Date: _____

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STEELE ENVIRONMENTAL CONSULTING, INC.

TERMS AND CONDITIONS

January 1, 2023

By authorizing this contract, the client agrees to the following:

Payment: Payment is due upon completion of the final project report and will be required prior to release of the report unless other written arrangements are made. If payment terms are extended beyond the project due date, the client agrees to carefully read the invoices and promptly notify us, in writing, of any claimed errors or discrepancies within 15 days after the date of the invoice. If we do not receive such notice, it is presumed that you agree with the accuracy and fairness of the invoice. Invoices shall be considered past due if not paid within 30 days after the invoice date. Late payment charges of 1.5% per month of the balance due on the account shall be applied on all past due invoice. If any portion of an account is unpaid 90 days after the invoice date, the client shall pay the cost of collection, including reasonable attorney's fees.

Hidden Conditions: A structural condition is hidden if concealed by existing finishes or is not ascertainable by reasonable visual observation. For example, an unregistered underground storage tank with no visual evidence to indicate its existence is a hidden condition. Similarly, soil or groundwater contamination existing in an untested location, with no reasonable visual, regulatory, or historical evidence to indicate its existence is a hidden condition. Provided SEC conforms to the Standard of Care as outlined below and the Scope of Work defined in the Contract Agreement, SEC will not be responsible for any liability associated with hidden conditions.

Standard of Care: SEC represents that the services performed in this project will conform to the standard of care, skill, and diligence exercised by other similar professionals performing the same or similar services in the area. SEC will render qualified opinions pertaining to the objectives of this project, based on data obtained in the investigation. An assessment of this nature does not include any guaranty regarding the conclusions of the final report because even the most diligent investigation has limitations.

Reliance and Use of Reports: The party(ies) to whom the report is certified is entitled to rely on the information presented in the final report. No other parties are entitled to rely on the report unless additional written arrangements are made. If a successor or assignee of the client, or another third party, requests the ability to rely on the report, the party must agree to the terms and conditions of this contract agreement. Reliance is contingent upon unconditional acceptance of the terms and conditions and on the limitations expressed in the final report. Additional charges may apply for reliance letters.

SEC will provide one original and one copy of the final report to the client unless otherwise specified in the Scope of Work section of the agreement. Additional charges may apply if the client desires additional copies of the final report.

Site Safety: SEC's site responsibilities are limited solely to the activities of SEC. These responsibilities shall not be inferred to mean that SEC has responsibility for the safety of any person not employed by SEC.

Termination of Services: The result of any financing or real estate transaction will not affect payments due. If the client desires to terminate this agreement for any reason, and SEC has rendered professional services toward completion of the project, a fee of \$900.00, or fees on a time and materials basis, will be charged, whichever is greater. The termination notice must be submitted in writing to the project manager.

Indemnifications: SEC agrees to indemnify the client from liability caused by SEC negligence arising from the services provided by SEC in this project. Client agrees to indemnify SEC from liability caused by the client, the property owner, or the facility operator at the subject property, and to indemnify SEC from liability or losses associated with real estate transactions or financing.

Mediation: In an effort to resolve any conflicts that may arise from this project, client and SEC agree that all disputes shall be submitted to non-binding mediation, unless the parties mutually agree otherwise.

Applicable Law: This agreement shall be governed by the laws of Florida, and venue of any proceedings shall lie exclusively in Sarasota County Florida.

Attorney's Fees: In connection with any litigation that may arise from this project, the prevailing party shall be entitled to recover reasonable attorney's fees from the other party.

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