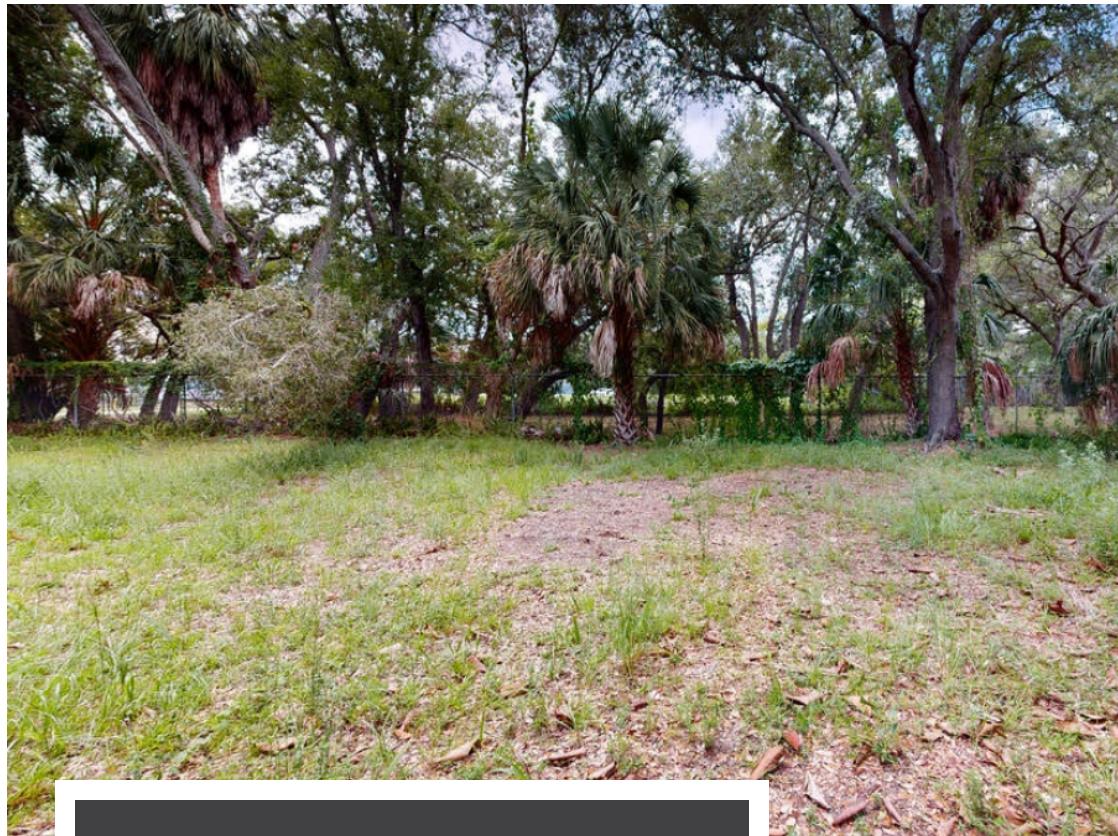


# CENTURY 21 COMMERCIAL.

LIST with BEGGINS



## 5115 Grace

*5115 W Grace St  
Tampa, FL 33607*

Contact:

**Joe Brown**  
**Commercial Specialist**  
Phone : 8135038549  
License: SL 3451679  
Email : [JoeBrown@c21be.com](mailto:JoeBrown@c21be.com)

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CENTURY 21  
COMMERCIAL.

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LIST with BEGGINS

## PROPERTY INFO:

### 5115 GRACE

**PURCHASE PRICE:**  
**\$350,000.00**

**PROPERTY ADDRESS:**  
**5115 W GRACE ST**  
**TAMPA, FL 33607**

**LAND SIZE**  
**6,700.00 SQ. FT.**

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## PROPERTY OVERVIEW

Are you looking for a prime location to set up your warehouse or other structure? Look no further than this vacant lot located in the West Shore Blvd area. This lot is zoned M-AP-1, which allows for a variety of commercial and industrial uses.

This lot is conveniently located near the airport and can easily access major highways.

One of the major advantages of this lot is its open parking policy, meaning you won't have to worry about limited parking space for your employees or customers.

Moreover, the lot is already fenced, providing added security for your business and peace of mind for you.

### 5115 Grace Tampa FL 33607



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# PROPERTY PHOTOS

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# PROPERTY PHOTOS



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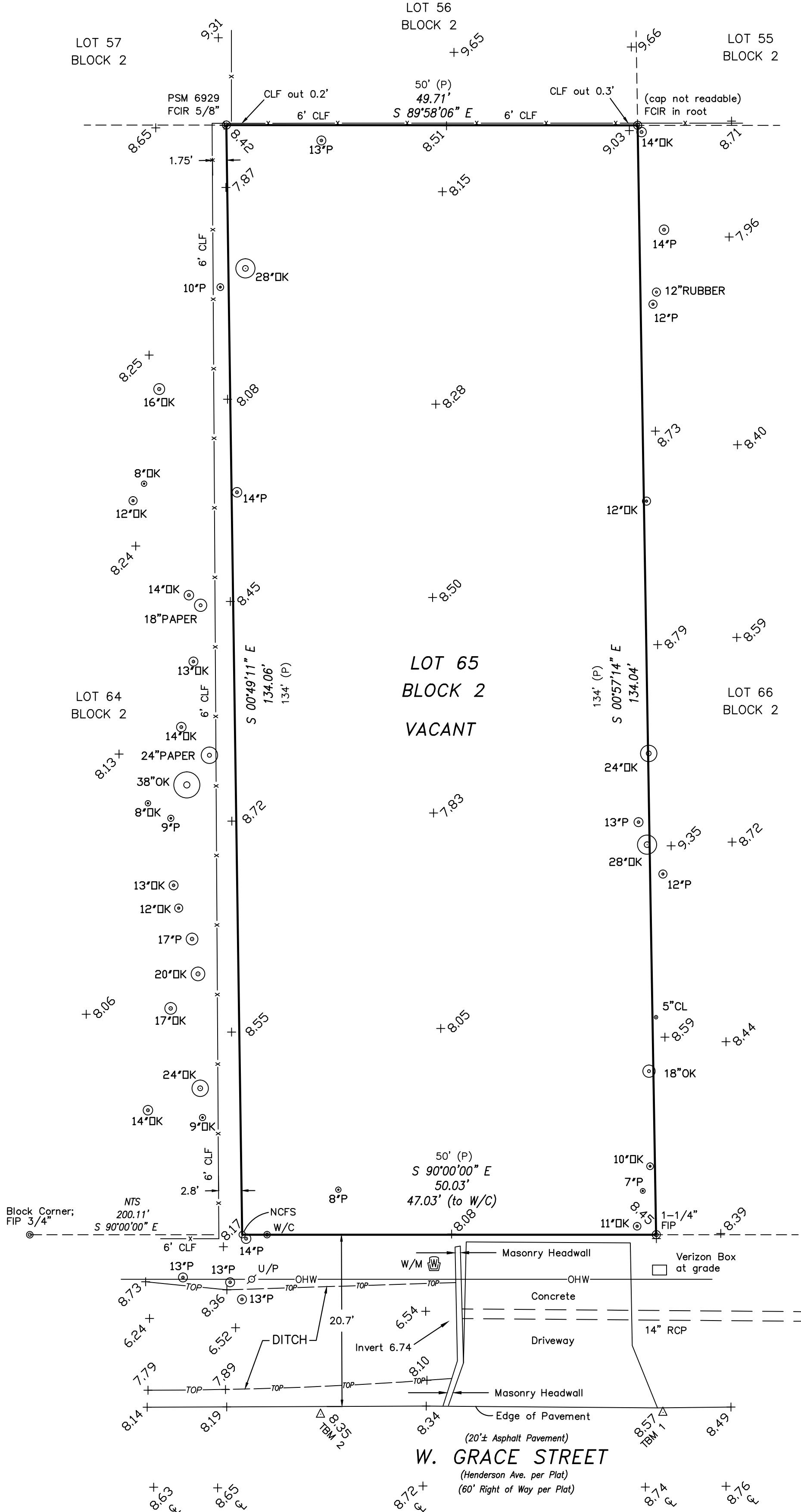
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## SECTION 17, TOWNSHIP 29 SOUTH, RANGE 18 EAST

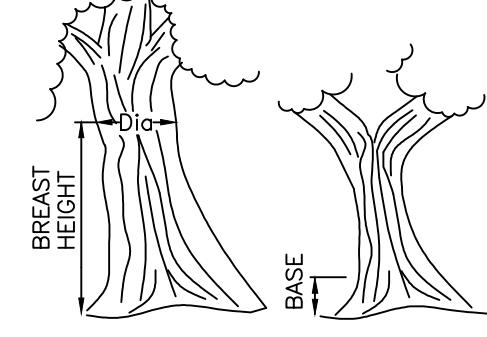
HILLSBOROUGH COUNTY, FLORIDA



LEGEND:	
(AB)	AS BUILT (F) = FIELD
(C)	CALCULATED
(D)	DESCRIPTION
(M)	MEASURED
(P)	PLATE
(R)	RECORD
(T.P.)	TISSUE
(A/C)	AIR-CONDITIONER
ABS	ACRYLONITRILE BUTADIENE STYRENE
BW	BRICK/PAVER WALK
C	CEMENT
CATV	CABLE TELEVISION
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CW	CONCRETE WALK
DG	DOWN GUY
DI	DRIP IRON INLET
EB	ELECTRIC UTILITY BOX
EP	EDGE OF PAVEMENT
EL	ELEVATION
ELEV.	ELEVATION
MF	METAL FENCE
MLP	METAL LIGHT POLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.D.	NATIONAL GEODETIC VERTICAL DATUM
N.L.Y.	NORTHERLY
NCFS	NO CORNER FOUND OR SET
W.C.	NO WITNESS CORNER
O/A	OVER ALL
ORR PG.	OFFICIAL RECORDS BOOK AND PAGE
OHW	OVERHEAD WIRE(S)
PC	POINT OF CURVE
PL	POINT OF LOWEST POINT
PKN	PARKER KALON NAIL
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR & MAPPER
PUE	PRIVATE UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE FENCE
R/O	ROOF OVER
R/W	RIGHT-OF-WAY
SND	SET NAIL AND DISK
SMND	SET MAG NAIL AND DISC
TBM	TEMPORARY BENCH MARK
TOB	TOP OF BANK
TOS	TOP OF SLOPE
UB	UTILITY BOX
U.P.	UTILITY POLE
UE	UTILITY EASEMENT
UTL	UTILITY
VCP	VITRIFIED CLAY PIPE
WA	WATER ASSEMBLY
W/C	WITNESS CORNER, SET CAPPED IRON ROD LB8106
W/M	WATER METER
WT	WATER TANK
WF	WOOD FENCE
WV	WATER VALVE
(○)	TREE SYMBOL

\* \* \* TREE NOTE \* \* \*

ALL TREE LOCATIONS INFORMATION SHOULD BE FIELD VERIFIED IF CRITICAL TO DESIGN. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THE TREES SHOWN HEREON. THE TREE SIZE IS DETERMINED BY THE DIAMETER OF TREE AT BREAST HEIGHT (SIZES SHOWN IN INCHES).



\* \* \* TREE LEGEND \* \* \*

OK = OAK      P = PALM  
CL = CHERRY LAUREL  
(○) = TREE SYMBOL

## SURVEYORS NOTES

1. LEGAL DESCRIPTION SHOWN HEREON PER DEED.
2. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (OR DIGITAL SEAL) OF THE FLORIDA SURVEYOR AND MAPPER. REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN.
3. NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS OTHERWISE SHOWN.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE OF SUBJECT PROPERTY BEARING S 90°0'0" E, AN ASSUMED BEARING.
5. THE SITE APPEARS TO BE IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 11) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF HILLSBOROUGH COUNTY, FLORIDA AND INCORPORATED AREAS MAP NUMBER 12057C0333J, EFFECTIVE DATE: 10-7-2021. ROBERTSON & ASSOCIATES SURVEYING, INC. & THE SIGNING SURVEYOR AND MAPPER HERON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS ZONE DETERMINATION. THE PROPERER, THE STATE, FEDERAL, EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT: "THIS MAP IS FOR INSURANCE PURPOSES ONLY".
6. FEMA FLOOD HAZARD MAPPING: THIS PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATION'S OF FLOOD BOUNDARIES.
7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
8. UNLESS OTHERWISE SHOWN, ENCROACHMENTS OF UNDERGROUND UTILITIES, WALL FOOTINGS, ETC., WERE NOT RECOGNIZED IN THE FIELD. ALSO FENCES AS SHOWN ARE NOT TO SCALE, OWNERSHIP OF FENCES AND/OR WALLS (IF PRESENT) ARE NOT FIELD DETERMINED.
9. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY WAS PERFORMED USING THE TRANSIT AND TAPE SURVEY METHOD AND CHECKED BY MATHEMATICAL TRAVERSE CLOSURE AND REDUNDANT MEASUREMENTS TO CORNERS THAT COULD NOT BE OCCUPIED WITH AN INSTRUMENT. THE CALCULATED MATHEMATICAL CLOSURE MEETS OR EXCEEDS THE CLOSURE REQUIREMENTS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR PLAT. THEREFORE, THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE ACTUAL SIZE LOCATION OR EXISTENCE OF EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS.
13. THE TREES SHOWN HEREON WERE LOCATED USING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF PERMANENT IMPROVEMENTS SUCH AS BUILDINGS AND PARKING LOTS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR THE SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO DESIGN COMPLETION.
14. ELEVATIONS SHOWN REFER TO CITY OF TAMPA BENCHMARK HV-02 0022, ELEVATION 8.407 (NAVD 1988).
15. BEARINGS & DISTANCES ARE FROM THE FIELD UNLESS NOTED OTHERWISE.

SITE ADDRESS:  
5115 W. GRACE STREET TAMPA, FL 33607

## BOUNDARY SURVEY (SHOWING TREES AND ELEVATIONS)

DATE OF FIELD SURVEY: 4-28-2022

OFFICE	REVISIONS	Prepared For: DANIEL CURREA
DATE	BY:	DESCRIPTION
		PATRICK J. COLLINS REGISTERED SURVEYOR AND MAPPER LICENSE NO. 5523 STATE OF FLORIDA LICENSED BUSINESS NO. 8106
Drawn By: PC		Checked By: SB
Job No.: 22-087		

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (OR DIGITAL SEAL) OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

Surveyor Business Lic # LB8106  
14052 N. Florida Ave, Tampa FL 33613  
Phone: (813) 388-2484



## STATE OF FLORIDA

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
SITE EVALUATION AND SYSTEM SPECIFICATIONS

PERMIT #. \_\_\_\_\_

APPLICANT: ZIPA STUDIO INC

AGENT: Coast to Coast Site Consultants, LLC

LOT: 65

BLOCK: 2

SUBDIVISION: PARADISE

PROPERTY ID #: 112387-0000

[Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS  
MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.PROPERTY SIZE CONFORMS TO SITE PLAN:  YES  NO NET USABLE AREA AVAILABLE: 16 ACRES  
TOTAL ESTIMATED SEWAGE FLOW: 202.58 GALLONS PER DAY [TABLE I] / OTHERAUTHORIZED SEWAGE FLOW: 400 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]  
UNOBSTRUCTED AREA AVAILABLE: 750 SQFT UNOBSTRUCTED AREA REQUIRED: 380 SQFT

BENCHMARK/REFERENCE POINT LOCATION: Corner of existing concrete driveway

ELEVATION OF PROPOSED SYSTEM SITE IS 2 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES

SURFACE WATER: NA FT DITCHES/SWALES: NA FT NORMALLY WET?  YES  NO

WELLS: PUBLIC: NA FT LIMITED USE: NA FT PRIVATE: NA FT NON-POTABLE: NA FT

BUILDING FOUNDATIONS: 5 FT PROPERTY LINES: 5 FT POTABLE WATER LINES: 10 FT

SITE SUBJECT TO FREQUENT FLOODING:  YES  NO  
10 YEAR FLOOD ELEVATION FOR SITE: NA FT MSL/NGVD10 YEAR FLOODING?  YES  NO  
SITE ELEVATION: NA FT MSL/NGVD

## SOIL PROFILE INFORMATION SITE 1 38"

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 4/2	FS-Fill	0" TO 14"
10YR 6/1	FS	16" TO 48"
10YR 3/2	Spodic	48" TO 60"
10YR 5/3	LS	60" TO 72"
		TO
USDA SOIL SERIES:	Myakka-Urban Land	

## SOIL PROFILE INFORMATION SITE 2 40"

MUNSELL #/COLOR	TEXTURE	DEPTH
10YR 4/2	FS-Fill	0" TO 14"
10YR 6/1	FS	14" TO 50"
10YR 3/2	Spodic	50" TO 62"
10YR 5/3	LS	62" TO 72"
		TO
USDA SOIL SERIES:	Myakka-Urban Land	

50

OBSERVED WATER TABLE: INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT] ESTIMATED  
WET SEASON WATER TABLE ELEVATION: 16 INCHES [ABOVE / BELOW] EXISTING GRADE 16HIGH WATER TABLE VEGETATION:  YES  NO WSWT Indicator:  YES  NO DEPTH: INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: .8 FS DEPTH OF EXCAVATION: NA INCHES

DRAINFIELD CONFIGURATION:  TRENCH  BED  OTHER (SPECIFY) BM Shot: 36"

REMARKS/ADDITIONAL CRITERIA: 10YR 7/1 stripping within 6/1 matrix @ 16" in both test locations.

Maintain or improve all setbacks per 62-6 FAC.

SITE EVALUATED BY: Brandon S. Rosenblatt

CEHP#21-2192

DATE: 5/10/2023

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated: 62-6.004, FAC

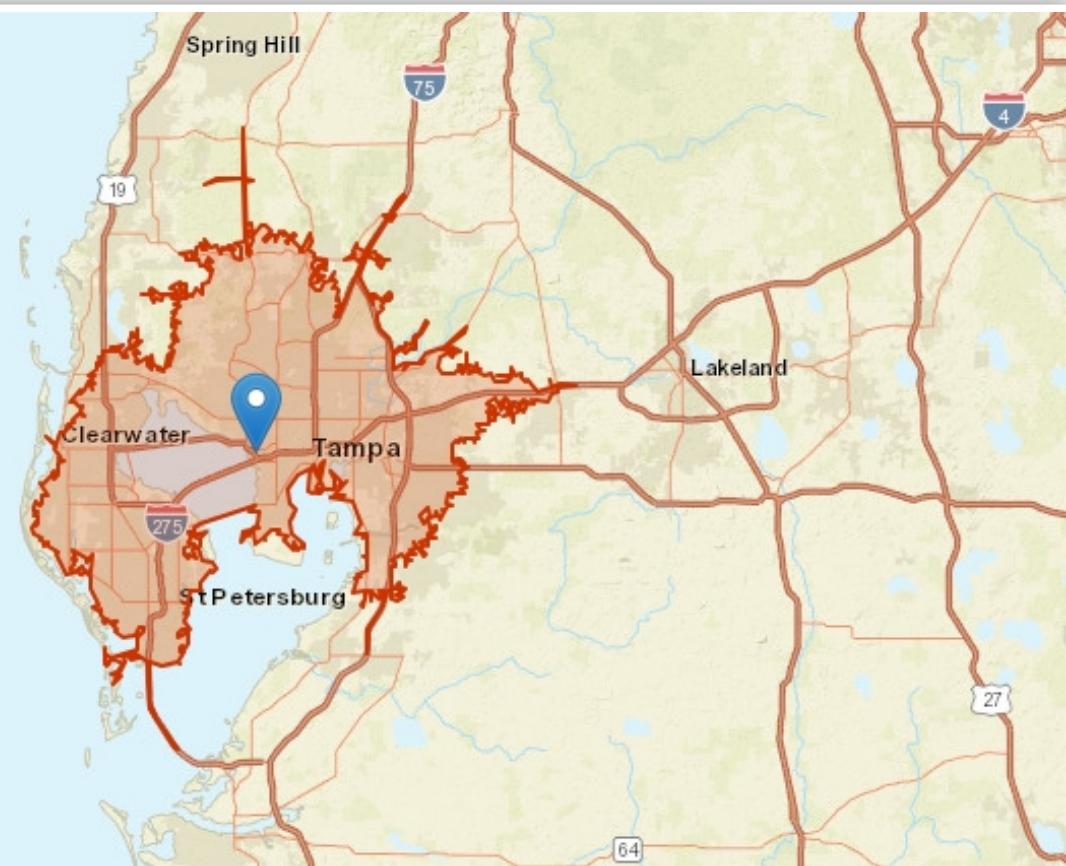
## 5115 GRACE

5115 W Grace St, Tampa, FL, 33607

LOCATION/STUDY AREA MAP (DRIVE TIME: 30 MINUTES)

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# 5115 GRACE

5115 W Grace St, Tampa, FL, 33607

## LOCATION RISK ANALYSIS

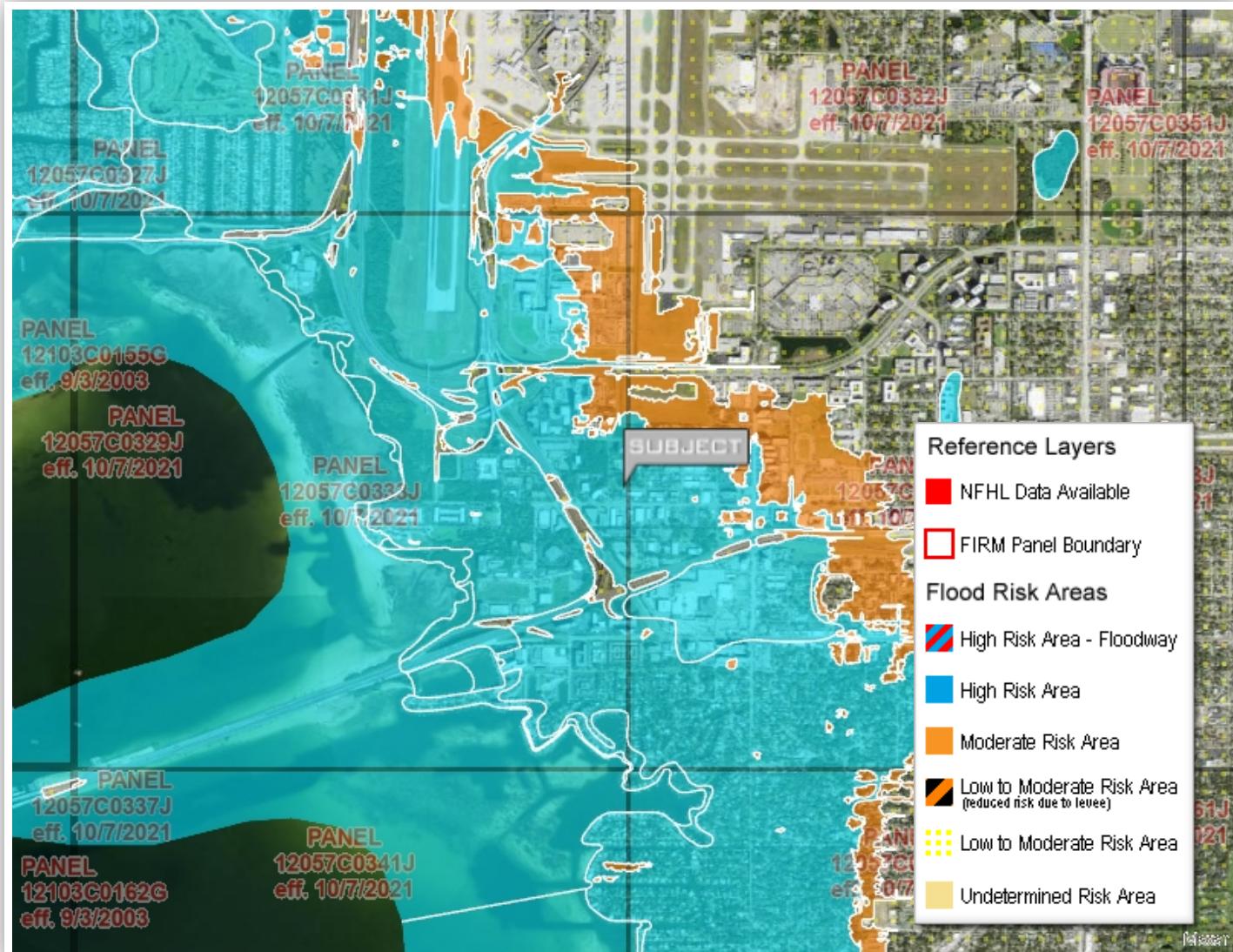
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### Flood Risk Analysis

FEMA Map Last Updated:2022-08-12



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## Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



Joe Brown  
Commercial Specialist

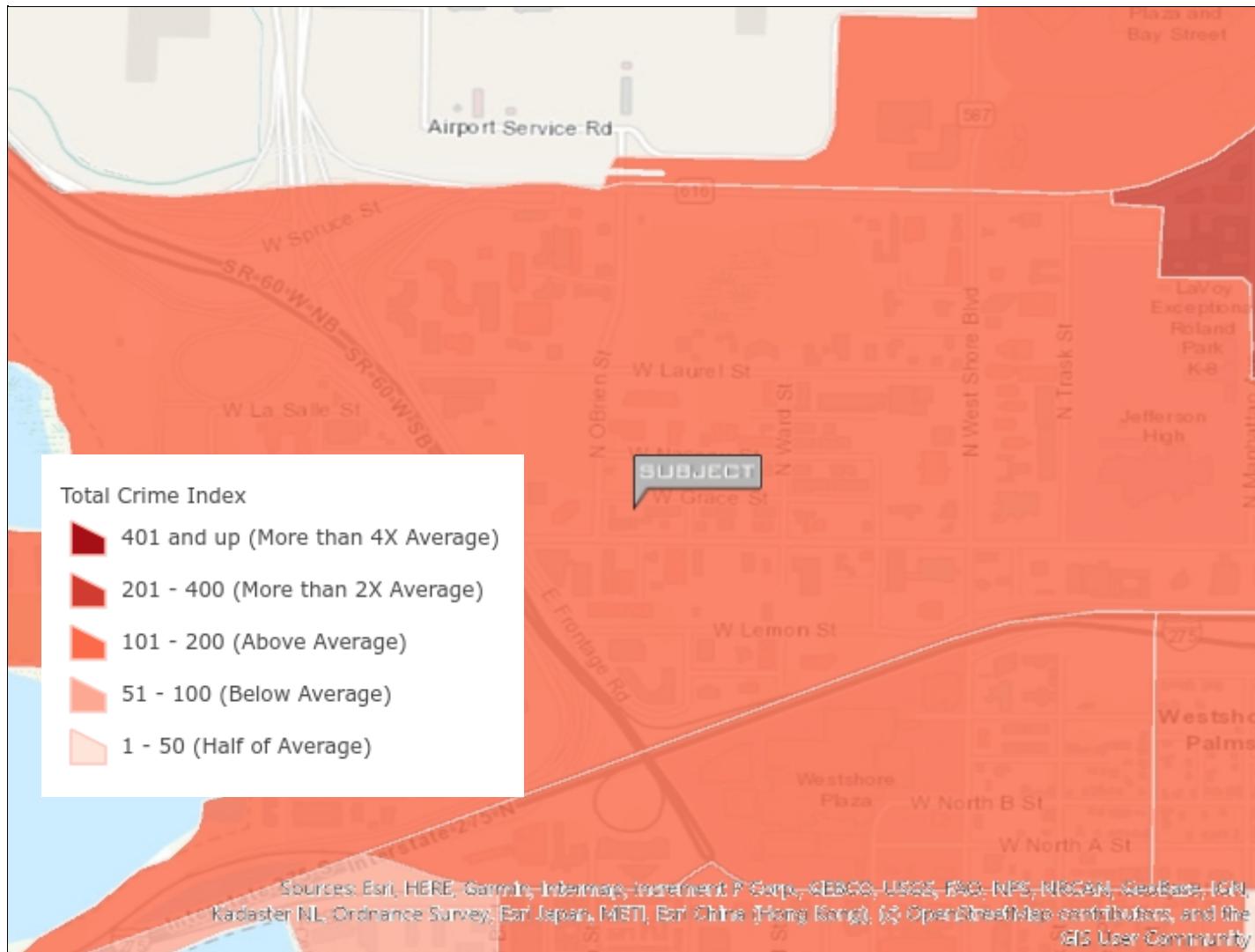
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## CRIME RISK ANALYSIS



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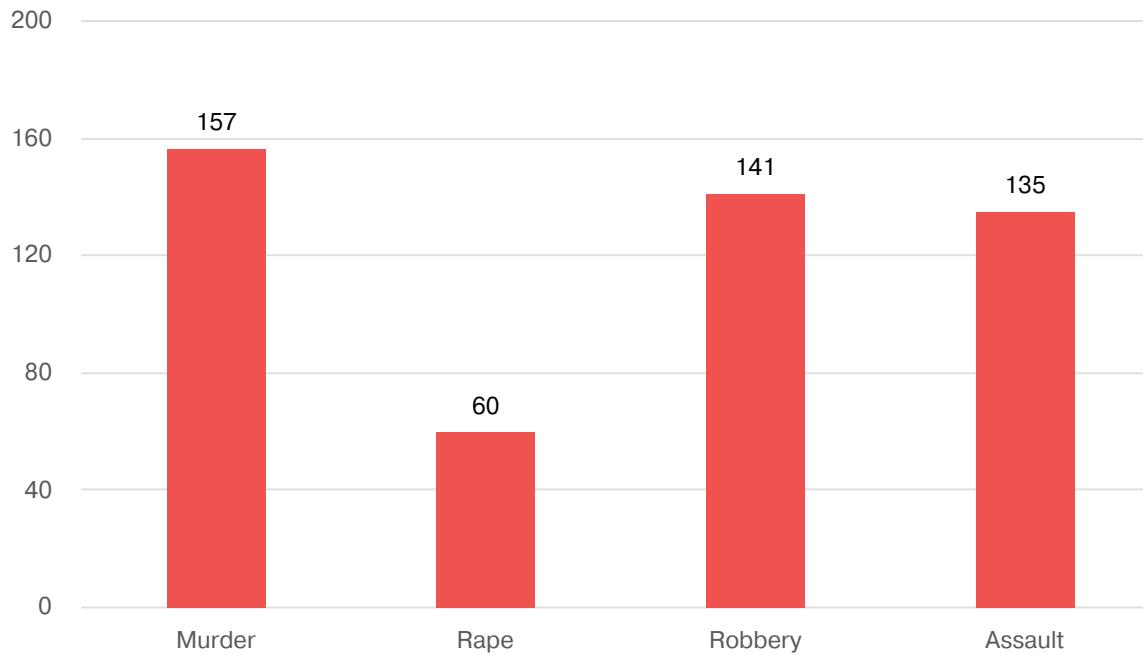
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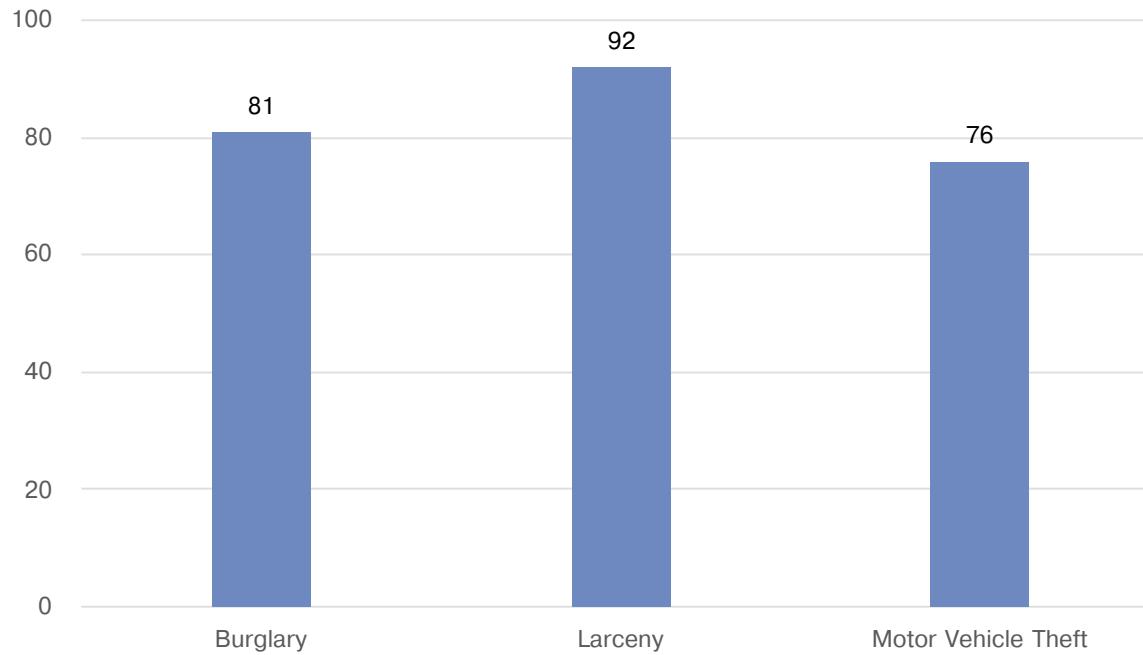


**Personal Crime**

Overall Index in this area is: 129

**Property Crime**

Overall Index in this area is: 89

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## Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

### Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2024 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.



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# 5115 GRACE

5115 W Grace St, Tampa, FL, 33607

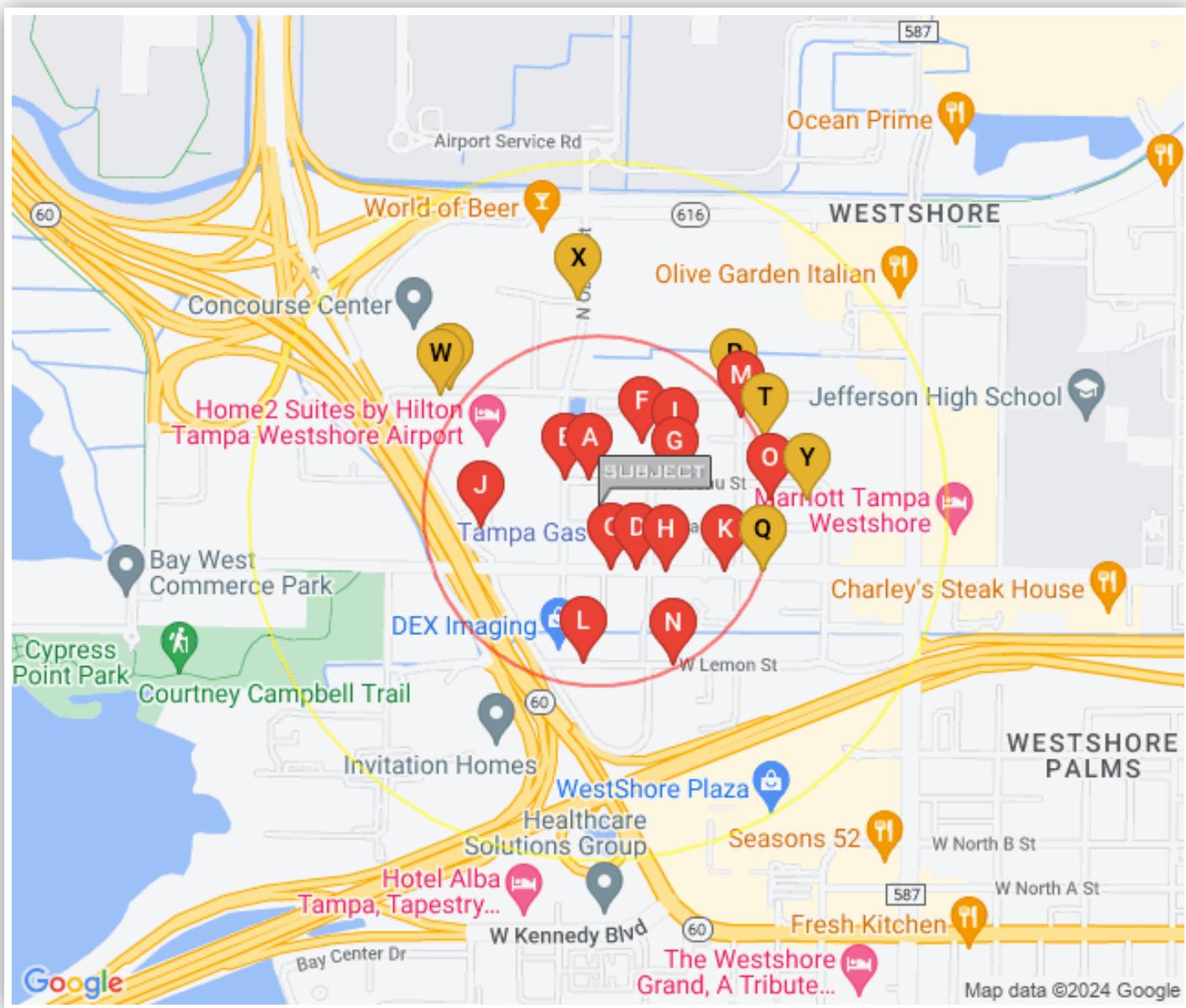
## LOCATION RISK ANALYSIS

CENTURY 21

COMMERCIAL

LIST with BEGGINS

### ENVIRONMENTAL RISK ANALYSIS



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## Locations within 0.25 mile of Subject



## MVP OFFICE BUILDING

Latest Update: 05-Mar-2013

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5116 NASSAU ST  
[Facility Detail Report: 110032790530](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		ROBERT D BASHAM	
STATE MASTER	FDM		ROBERT D BASHAM	



Latest Update:

## O BRIEN STREET FROM SPRUCE STREET TO LAUREL STREET

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: O BRIEN ST FROM SPRUCE ST TO  
[Facility Detail Report: 110035563315](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		SCOTT WILLIAMS	
STATE MASTER	FDM		SCOTT WILLIAMS	



## 7 ELEVEN 24305

Latest Update: 21-Jan-2014

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5125 W CYPRESS ST  
[Facility Detail Report: 110020134898](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	project geologist	MEAGEN GONZALEZ	
STATE MASTER	FDM	manager	WILLO SMITH	
STATE MASTER	FDM	manager	WILLO SMITH	
STATE MASTER	FDM	project geologist	MEAGEN GONZALEZ	



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## BAY CENTER CORP

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5100 W CYPRESS ST  
 Facility Detail Report: [110002535043](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	asst ma	MIKE STETINA	
UNSPECIFIED UNIVERSE	RCRAINFO	asst manager	MIKE STETINA	
STATE MASTER	FDM	asst manager	MIKE STETINA	



## DEX CYPRESS

Latest Update: 05-Jul-2016

Site Type: STATIONARY  
 County: HILLSBOROUGH  
 Country:

Address: 5100 W CYPRESS ST  
 Facility Detail Report: [110060362780](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	CHRISTOPHER WEDDLE	
STORM WATER CONSTRUCTION	NPDES	facility contact	CHRISTOPHER WEDDLE	



## AAA DISTRIBUTION CENTER

Latest Update: 08-Jun-2011

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5107 W NASSAU ST  
 Facility Detail Report: [110002543203](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		JERRY MACIASZEK	
UNSPECIFIED UNIVERSE	RCRAINFO	supr	JERRY MACIASZEK	
STATE MASTER	FDM	supr	JERRY MACIASZEK	
STATE MASTER	FDM	supr	JERRY MACIASZEK	



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## RFD INC

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5024 W NASSAU ST  
 Facility Detail Report: [110002565082](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	inv cont manager	PAULA RICHARDSON	
STATE MASTER	FDM	inv cont manager	PAULA RICHARDSON	
UNSPECIFIED UNIVERSE	RCRAINFO	inv cont ma	PAULA RICHARDSON	
UNSPECIFIED UNIVERSE	RCRAINFO	inv cont manager	PAULA RICHARDSON	



## PREMIER REMODELING &amp; RESTORATION

Latest Update: 03-May-2015

Site Type: STATIONARY  
 County: HILLS  
 Country:

Address: 5045 WEST CYPRESS  
 Facility Detail Report: [110054078608](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENTCOMPLIANCE ACTIVITY	ICIS			



## JAMES WICKER IMPORTS

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5005 W NASSAU ST  
 Facility Detail Report: [110005588970](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	pres	MORRIS V RUSSO	
UNSPECIFIED UNIVERSE	RCRAINFO	pres	MORRIS V RUSSO	
UNSPECIFIED UNIVERSE	RCRAINFO	pres	MORRIS V RUSSO	
STATE MASTER	FDM	pres	MORRIS V RUSSO	



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## BARNETT BANKS

Latest Update: 28-Mar-2014

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 1000 CENTURY PK DR  
[Facility Detail Report: 110035635907](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		PHILLIP M NELSON	



## WCF - CYPRESS

Latest Update:

Site Type: STATIONARY  
 County: HILLSBOROUGH COUNTY  
 Country:

Address: 5016 W CYPRESS ST  
[Facility Detail Report: 110069997055](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	CHRISTOPHER WEDDLE	
STORM WATER CONSTRUCTION	NPDES	facility contact	CHRISTOPHER WEDDLE	



## DEX OFFICE COMPLEX

Latest Update: 05-Mar-2013

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5109 LEMON  
[Facility Detail Report: 110022416633](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		J C JONES	
STATE MASTER	FDM		J C JONES	



## PRICE WATERHOUSE COOPERS

Latest Update: 09-Jan-2015

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 1309 N WARD ST  
[Facility Detail Report: 110039627357](#)



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## 5115 GRACE

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### LOCATION RISK ANALYSIS

CENTURY 21

COMMERCIAL

LIST with BEGGINS

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIR			
AIR MINOR	AIRSAFS			

## N LOGAN LABORATORIES

Latest Update:

Site Type: STATIONARY  
County: HILLSBOROUGH  
Country: UNITED STATES

Address: 5050 W LEMON ST  
Facility Detail Report: [110070119709](#)

Interest Type	Source	Contact Role	Contact Name	Phone
SQG	RCRAININFO	lab mgr	MOLLY YORK	

## O CREATIVE COLOR INC

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
County: HILLS  
Country: UNITED STATES

Address: 4911 W GRACE ST  
Facility Detail Report: [110002535864](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAININFO	president	BURTON MCNEELY	
STATE MASTER	FDM	president	BURTON MCNEELY	
STATE MASTER	FDM	manager	ALDO MICHELETTI	
UNSPECIFIED UNIVERSE	RCRAININFO	pres	BURTON MCNEELY	
STATE MASTER	FDM	president	BURTON MCNEELY	
STATE MASTER	FDM	president	BURTON MCNEELY	

Locations within 0.50 mile of Subject

## P LAUREL STREET STORAGE FACILITY

Latest Update:

Site Type: STATIONARY  
County:  
Country:

Address: 5012 WEST LAUREL ST  
Facility Detail Report: [110070111772](#)



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**LOCATION RISK ANALYSIS****CENTURY 21****COMMERCIAL**

LIST with BEGGINS

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	CHRIS HAWKINS	
ICIS-NPDES NON-MAJOR	NPDES	facility contact	CHRIS HAWKINS	



Latest Update: 08-Aug-2010

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 4920 W CYPRESS ST  
 Facility Detail Report: 110005628838

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	operations manager	OWEN MILES	
STATE MASTER	FDM	operations manager	OWEN MILES	
UNSPECIFIED UNIVERSE	RCRAINFO	operations manager	OWEN MILES	
UNSPECIFIED UNIVERSE	RCRAINFO	operations manager	OWEN MILES	



Latest Update: 08-Aug-2010

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 4920 W CYPRESS ST STE 108  
 Facility Detail Report: 110005633788

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	region ops manager	GLENN DEDERING	
STATE MASTER	FDM	region ops manager	GLENN DEDERING	
STATE MASTER	FDM	region ops manager	GLENN DEDERING	



Latest Update: 28-Mar-2014

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 4920 W CYPRESS ST  
 Facility Detail Report: 110035515430

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		MARVIN SCHWERSENSKA	



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## WESTERN WATERPROOFING CO OF AMERICA

Latest Update: 08-Aug-2010

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 4924 W LA SALLE ST  
 Facility Detail Report: [110002558250](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	ma	FRITZ BORCHERT	
UNSPECIFIED UNIVERSE	RCRAINFO	manager	FRITZ BORCHERT	
STATE MASTER	FDM	manager	FRITZ BORCHERT	
STATE MASTER	FDM	manager	FRITZ BORCHERT	



## WESTSHORE TECHNOLOGY CENTER

Latest Update: 07-Oct-2016

Site Type: STATIONARY  
 County: HILLSBOROUGH  
 Country:

Address: 5402 W LAUREL ST, STE 203  
 Facility Detail Report: [110054104376](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	JOE TORTORETTI	
STORM WATER CONSTRUCTION	NPDES	facility contact	JOE TORTORETTI	



## LAUREL ST. HOTEL

Latest Update:

Site Type: STATIONARY  
 County:  
 Country:

Address: 5402 W LAUREL ST  
 Facility Detail Report: [110070601752](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



## CRITIKON INC

Latest Update: 28-Mar-2014

Site Type: STATIONARY  
 County: HILLS  
 Country: UNITED STATES

Address: 5416 W LAUREL ST  
 Facility Detail Report: [110002536202](#)



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# 5115 GRACE

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## LOCATION RISK ANALYSIS

CENTURY 21

COMMERCIAL

LIST with BEGGINS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		FRED SCHULTZ	
STATE MASTER	FDM	manager plant eng	FRED SCHULTZ	
UNSPECIFIED UNIVERSE	RCRAINFO	manager plan	FRED SCHULTZ	
STATE MASTER	FDM		FRED SCHULTZ	
UNSPECIFIED UNIVERSE	RCRAINFO	manager plant eng	FRED SCHULTZ	



## HYATT HOUSE - AVION PARK

Latest Update:

Site Type: STATIONARY

County:

Country:

Address: 5308 AVION PARK DR

Facility Detail Report: [110070598959](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			



## XCELIENCE LLC

Latest Update: 30-Aug-2016

Site Type: STATIONARY

County: HILLS

Country: UNITED STATES

Address: 4901 W GRACE ST

Facility Detail Report: [110005657084](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	manager	ROBERT ROSS	
STATE MASTER	FDM		ALBERT SHAEEN	



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## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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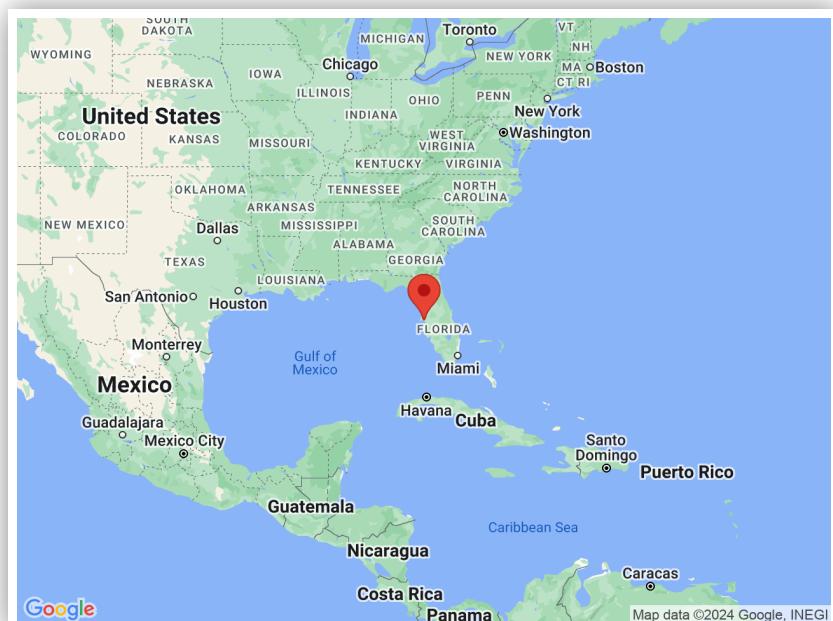
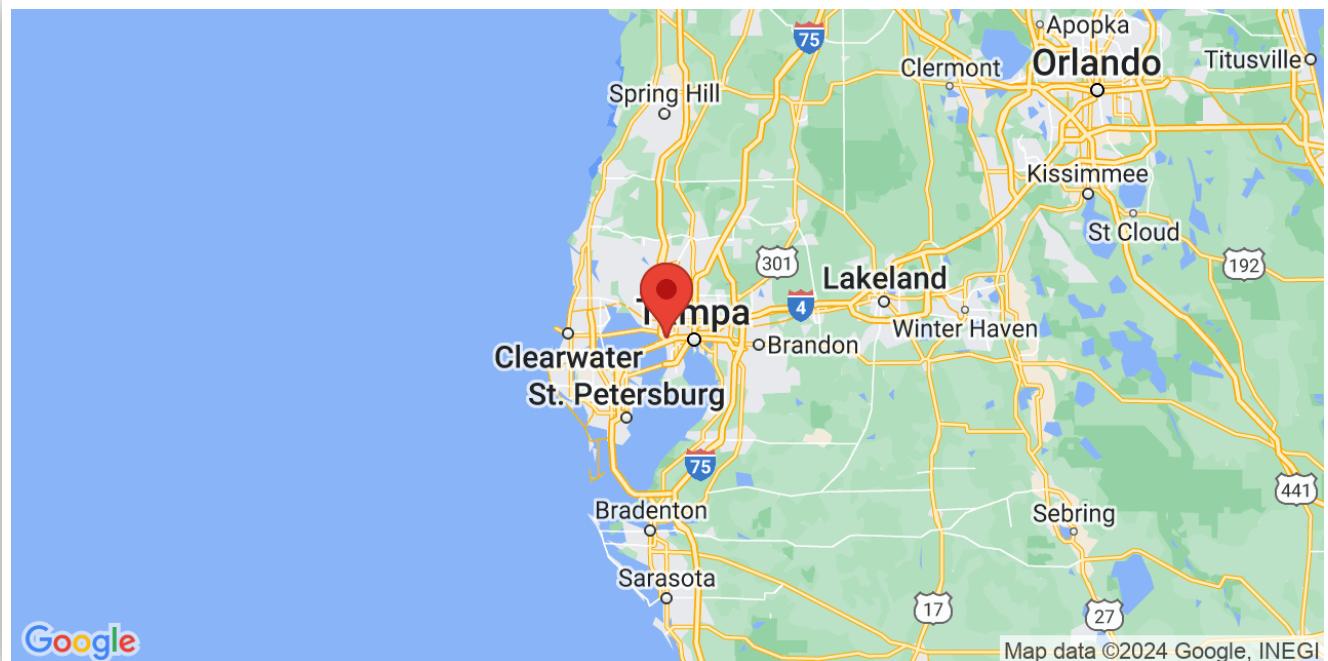
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### AREA LOCATION MAP

CENTURY 21  
COMMERCIAL  
LIST with BEGINS

## 5115 Grace

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AERIAL ANNOTATION MAP

CENTURY 21  
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LIST with BEGGINS



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# Joe Brown

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## Memberships

Agent with  
Century 21 LIST  
with BEGGINS

Member of NAR

Commercial  
Specialist with  
Century 21

Candidate  
pursuing the  
CCIM  
Designation

Member ICSC

Member South  
Tampa Chamber  
of Commerce

Director of Adult  
Faith Formation  
at St. Patrick  
Catholic Church

## Education

Ed.D. (Dec. 2006) Educational Leadership USF, Tampa  
M.Ed. (1992) Educational Leadership USF, Tampa  
M.A. (1986) Counselor Education, USF Tampa  
B.A. (1982) Philosophy St. John Vianney College, Miami

I'm a seasoned commercial real estate agent with 35+ years of experience in education and real estate. I thrive on assisting businesses discover their ideal commercial spaces. My strengths lie in market expertise, relationship-building, and top-notch customer service. I bring immense value to any team and consistently go above and beyond to deliver exceptional results.

I spent 19 years as a successful middle school principal, driving academic excellence. After retiring from education in 2019, I swiftly excelled in real estate. My reputation stems from honesty, hard work, skilled negotiation, and unwavering dedication to securing optimal deals.

A member of the National Association of Realtors and designated as a Commercial Specialist by Century 21. I am also a candidate pursuing the CCIM Designation.

As a passionate advocate for business success, I firmly believe that the right commercial space can be a catalyst for growth and productivity. My unwavering commitment is to assist businesses in finding their ideal space tailored to their unique requirements, and I continuously stay up-to-date with the latest news and trends in order to better serve my clients.

If you're a business owner seeking a dedicated commercial real estate agent, it would be my privilege to assist you. With my extensive experience, in-depth knowledge, and steadfast dedication, I am equipped to help you discover the perfect space that aligns with your business goals.

# CENTURY 21 LIST WITH BEGGINS

*JOE BROWN, COMMERCIAL SPECIALIST*



## **Joe Brown, Commercial Specialist**

*Phone: 8135038549  
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**8135038549**



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