

**Albert Leeberg Parcel
160 Acres in Bushnell
Sumter County, Florida**

PHASE I ENVIRONMENTAL ASSESSMENT



FINAL REPORT

**REAL ESTATE ADVISORY, L.L.C.
PROJECT # 043682-RRS**

Prepared for:

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March 15, 2004



**Albert Leeberg Parcel
160 Acres in Bushnell, Sumter County, Florida**

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**Albert Leeberg Parcel
160 Acres in Bushnell
Sumter County, Florida**

“AT A GLANCE” SUMMARY OF FINDINGS

ISSUE	ACCEPTABLE	CONCERN	PAGE	COMMENTS
Environmental Setting	✓		6	
Prior Use	✓		7	Pasture and Woodlands
Regulatory Review	✓		9	
Visual Inspection	✓		12	
Proximate Sites	✓		12	
Underground Tanks	✓		12	
Aboveground Tanks	✓		13	
PCBs	✓		13	
Potable Water	✓		13	
Stormwater	✓		13	
Hazardous Materials	✓		13	
Hazardous Waste	✓		13	
Solid Waste	✓		13	Debris and used containers found in scattered areas.
Radon	✓		14	



EXECUTIVE SUMMARY

Real Estate Advisory, L.L.C., ("RELA") was retained by Maury L. Carter to conduct a Phase I Environmental Assessment of the following Property:

PROPERTY NAME: Albert Leeberg 160-Acre Parcel

PROPERTY ADDRESS: Sumter County; Northeast quadrant of I-75 and CR 673
Parcels: RO3-002, 003, 004, 005, 007, 008, 0011, 013 and 040

The methodology employed in this assessment was consistent with the requirements of the American Society for Testing and Materials (ASTM) recommended practice for Phase I Environmental Site Assessments, ASTM E 1527-00.

OBSERVATIONS

No significant environmental concerns were located on the Property. The Property is undeveloped land and contains areas of dense vegetation, pastureland, wetlands in the northeast quadrant, and a power line easement.

CONCLUSIONS

RELA did not locate recognized environmental conditions, which would impose a liability, restrict the use, limit the development, or impact the value or marketability of the Property. No further environmental investigation is recommended at this time.



CERTIFICATIONS

- To the best of our knowledge and belief, the statements of fact contained herein, on which our observations, opinions, and conclusions were based, are true and correct.
- The information in this report is from sources deemed to be reliable; no representation or warranty is made as to the accuracy of information obtained from third parties.
- The reported observations and conclusions are limited only by the reported assumptions and limiting conditions described in this report and represent our unbiased and professional analysis, opinions, and conclusions.
- REA, its officers, and its employees have no present or future interest in the Property. REA's employment and compensation for preparing this report are not contingent upon our observations or conclusions.
- REA warrants that this report was prepared in a manner consistent with the level of care, skill, practice and judgment exercised by other professional consultants in performing services of a similar nature under similar circumstances in the same or similar locality.
- This report is intended for the sole use of Maury L. Carter. The contents should not be relied upon by any other parties without the express written consent of REA.
- REA's interim drafts, memoranda and reports may not be presented to any third parties except in the form delivered. Any conclusions reported will not be used in any context other than that identified within the full report.
- The opinions in this report characterize the environmental status of the Property on date of the site inspection. To ensure continuing validity, this report must be updated with the passage of time.
- The Property was personally inspected by Joseph Scech. To ensure quality, the report was reviewed by Kevin A. Mueller, P.E.

Real Estate Advisory, L.L.C.

A handwritten signature in blue ink that reads 'Joseph M. Scech' with a stylized flourish at the end.

Joseph M. Scech
Project Engineer

A handwritten signature in blue ink that reads 'K. A. Mueller' with a stylized flourish at the end.

Kevin A. Mueller, P.E.
Vice President



1.0 INTRODUCTION

REA performed this Phase I Environmental Assessment in order to develop an opinion regarding the environmental status of the vacant parcel adjacent to Interstate Highway 75 and County Road 673. The purpose of the assessment was to locate recognized environmental conditions that may impose a liability, restrict the use, or impact the value or marketability of the Property.

1.1 PROPERTY NAME AND LOCATION

PROPERTY NAME: Albert Leeberg 160-Acre Parcel

PROPERTY ADDRESS: Sumter County; Northeast quadrant of I-75 and CR 673
Parcels: RO3-002, 003, 004, 005, 007, 008, 0011, 013 and 040

PREPARED FOR: Maury L. Carter

PROJECT NUMBER: 043682-RRS

1.2 BACKGROUND

The methodology employed in this assessment was consistent with the requirements of the American Society for Testing and Materials (ASTM) recommended practice for Phase I Environmental Site Assessments, ASTM E 1527-00.

REA contacted Mr. Preston Hage of Maury L. Carter to arrange access to the Property. Joseph Scech of REA conducted the on-site inspection on February 12, 2004. To ensure quality, the report was reviewed by Mr. Kevin A. Mueller, P.E. Resumes for the REA personnel involved in this assessment are included in the Appendices.

REA took photographs of the Property and improvements for use in preparing this report. Relevant photographs are reproduced throughout this report and in the Appendices.

1.3 LIMITATIONS

Access was available to the various areas of the Property. During the assessment, weather conditions were sunny with temperatures in the 80's. No limitations of service arose due to the weather.

1.4 MAPS

The following figures and attachments have been provided to support the conclusions drawn concerning the environmental status of the Property.

Figure I **Property Location Map**

Figure II **Topographic Map**

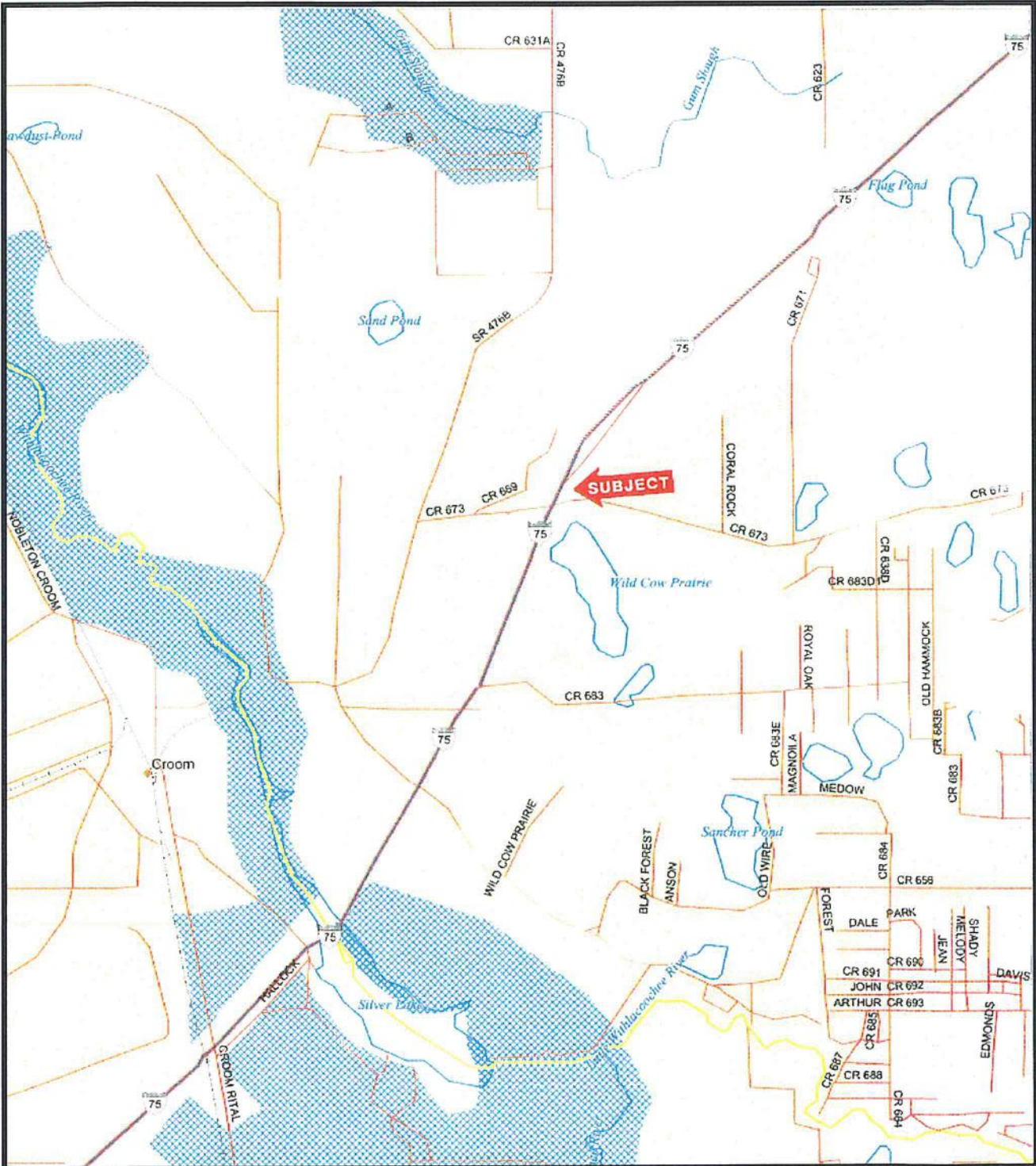


Figure I – PROPERTY LOCATION MAP



160-Acre Parcel
Sumter County, Florida 33513
Project Number 043682



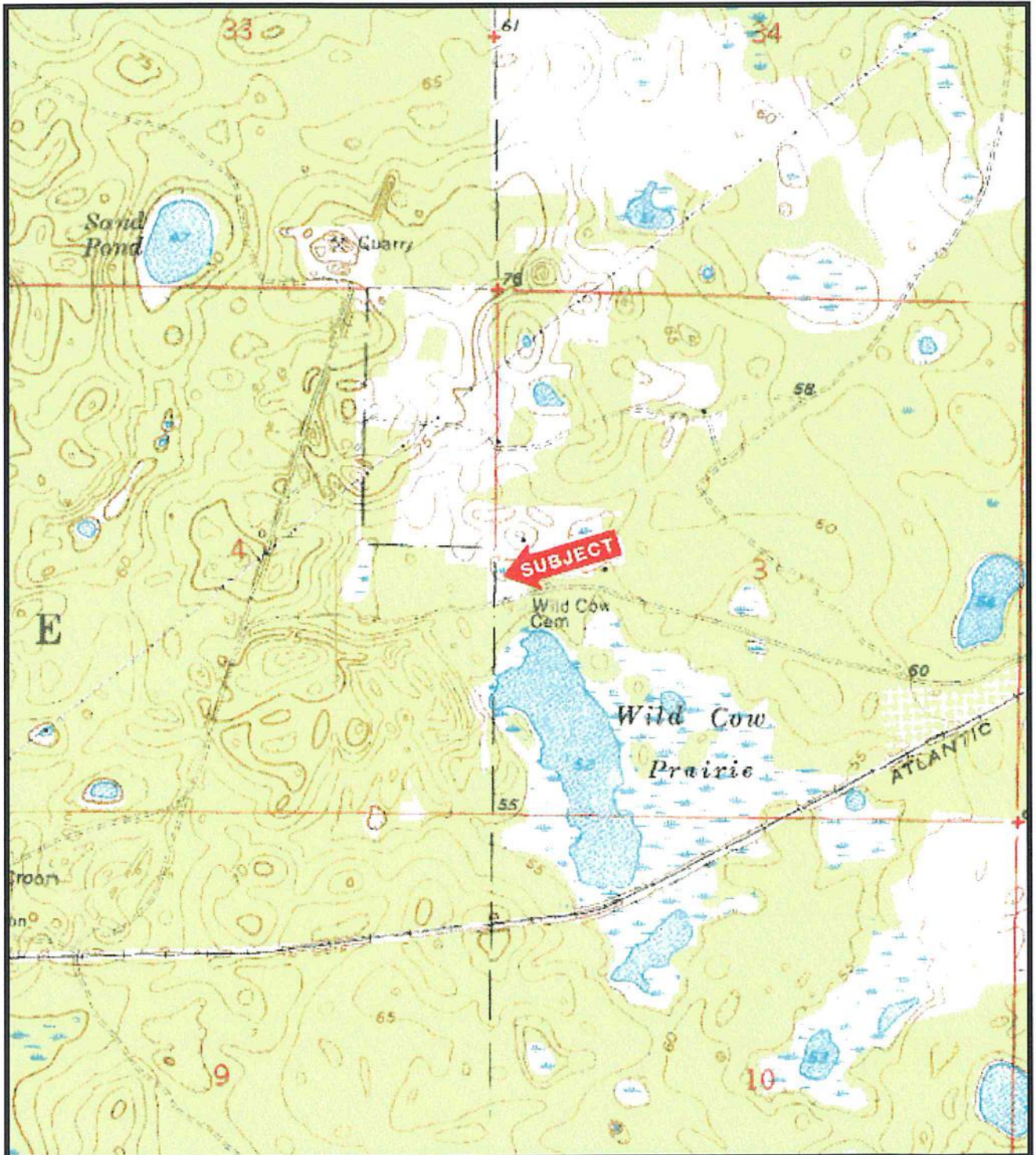


Figure II – TOPOGRAPHIC MAP



160-Acre Parcel
Sumter County, Florida 33513
Project Number 043682
Saint Catherine, FL Quadrangle dated 1958



2.0 PROPERTY DESCRIPTION

• Property Address:	Albert Leeberg Parcel Sumter County; Northeast quadrant of I-75 and CR 673 Parcels: RO3-002, 003, 004, 005, 007, 008, 0011, 013 and 040
• Setting:	Undeveloped Property, pasture land
• Total Acreage:	160 +/- Acres
• Property Improvements:	The property is undeveloped.
• Construction Date:	N/A
• Net Rentable Square Feet:	N/A
• Zoning:	A-5 – Agricultural and C-2 Commercial

2.1 NEIGHBORING PROPERTIES

- **North:** Wetlands and Vacant Land
- **East:** Undeveloped land and Scattered Residential
- **South:** County Road 673 Followed by Vacant Undeveloped Land
- **West:** Interstate 75 followed by Further Undeveloped Land

2.2 UTILITIES

The Property receives services from the following sources:

- **Electricity:** None
- **Natural Gas:** None
- **Domestic Water:** None
- **Sewer:** None
- **Solid Waste:** None

3.0 ENVIRONMENTAL SETTING

The following observations were made concerning the Property from visual observations, map review, and interviews:

3.1 TOPOGRAPHY

The Property is located in an area of small rolling hills topography at an elevation of approximately 60 feet National Geodetic Vertical Datum ("NGVD"). The Property features a change in elevation sloping downward to the south towards County Road 637 and wetlands named Wild Cow Prairie to the south. A portion of the northern quadrant slopes to the north/northeast towards other wetlands to the north.

3.2 SURFACE WATER CHARACTERISTICS

There is a permanent surface water feature on the Property in the form of a wetlands/pond in the northeast portion of the Property. Storm water on the Property drains overland to ditches and swales which run within the Property and drain into these bodies of water. All other surface water percolates into the on-site soils.

According to the Federal Emergency Management Agency (FEMA) flood zone maps, (Community Number 120296 0200 B), the Property lies within Zone C areas of minimal flooding. It was also noted that a few small areas on the map are located in Zone A, a flood hazard area. However, the base flood elevations have not yet been determined.

3.3 SUBSURFACE GEOLOGICAL CHARACTERIZATION

No negative information concerning subsurface geological conditions was located. The soils on the Property are mainly classified as sparr fine sand, bouldery subsurface with 0-5% slopes. A portion in the middle of the Property is classified as Astatula fine sands.

3.4 GROUNDWATER CHARACTERISTICS

No domestic water at the Property is provided. The Property is undeveloped and no signs of groundwater usage were present on the site. No evidence of groundwater recovery or remediation was found on or proximate to the Property.

Based on the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, (September, 1990), the water table typically conforms to surface topography. This means the direction of shallow groundwater flow is generally from higher to lower surface elevations. The land in the vicinity of the Property slopes downward to the east, southeast. Therefore, the inferred flow direction is to the east - southeast.

4.0 PRIOR USE HISTORY REVIEW

REA attempted to determine prior uses of the Property in order to determine if past operations may have created environmental concerns. REA relied on information obtained from the following sources:

Aerial Photographs: Aerial photographs were reviewed at the Sumter County USDA Natural Resources Conservation Service (NRCS), the Lake County Natural Resources Conservation Service offices for the following years: 1941, 1952, 1960, 1970 and 1995.

Interviews: Interviews were conducted before, during and after the on-site reconnaissance to gain information regarding the history of the Property and surrounding area.

Historic Maps: No historical maps were reviewed.

Sanborn Maps: Sanborn maps were not available for review.

Wetlands Maps: US Department of the Interior Fish and Wildlife

City Directories: City Directories were not reviewed for this Property.

Building Department Records: No records exist for the Property.

Zoning and Land Use Records: Zoning and Land Use Records were reviewed at the Sumter County Building and Zoning Department.

Title Records: No Title Records were reviewed for this Property.

4.1 DISCUSSION

No prior use of the Property was considered suspect. No prior use of the area was determined that would represent a current significant concern to the Property.

Aerial Photographs:

The 1941 aerial photograph depicts the Property as undeveloped land. All surrounding sites are also undeveloped. Wild Cow Prairie Lake is present to the south along with CR 673.

The 1952 photograph depicts the Property as detailed in the 1941.

The 1960 photograph shows indicates some potential clearing has occurred. This may have been performed to utilize the Property as pasture.

The 1970 photograph is the same as detailed above with the exception of I-75 present to the west.



The 1995 depicts the Property as detailed in the 1970 photograph. A few small residential sites are present further south.

No concerns were noted from review of the aerial photographs.

Interviews: None of the interviews conducted suggested historic use of the Property or area which would indicate environmental concerns.

Building Department Records: Review of building department records revealed that there was no record of development at the Property.

Wetlands Map: A small wetlands was present in the northeastern portion of the Property and is also indicated on the wetlands map

Zoning and Land Use Records: Review of zoning and land use records revealed that there was no record of development at the Property. The Property is zoned as A-5 – Agricultural and C-2 – Commercial.

4.2 FINDINGS

From a review of available historic information, no suspect prior use of the Property or area was noted. No further historic research is recommended.

5.0 ENVIRONMENTAL DATABASE REVIEW

A review was made of available regulatory databases to ascertain whether the Property or proximate land were listed as having environmental concerns that could impact the Property.

A regulatory database summary report was obtained from FirstSearch Technology Corporation. The scope of the regulatory database search was consistent with, or exceeded, ASTM recommendations. The following select sections of the database are included in the Appendices: (1) Site Distribution Summary, (2) maps showing the approximate location of the listed sites relative to the Property, (3) the Description of Databases Searched which defines abbreviations and dates for the sources of the information, and (4) site details.

5.1 DISCUSSION

The Property is not identified on the regulatory databases. None of the abutting facilities were listed on the environmental databases reviewed. Review of the proximate facilities did not locate concerns to the Property.

5.1.1 National Priorities List (NPL)

No facilities were identified on the NPL database.

5.1.2 Resource Conservation and Recovery Act – Corrective Actions (CORRACTS)

No facilities were identified on the CORRACTS database.

5.1.3 Resource Conservation and Recovery Act – Transportation, Storage and Disposal Sites (TSD)

No facilities were identified on the RCRIS-TSD database.

5.1.4 State Equivalent Priority List (SPL)

No SPL sites were identified within the study radius.

5.1.5 State Equivalent CERCLIS List (SCL)

No SCL sites were identified within the study radius.



5.1.6 Comprehensive Environmental Response, Compensation, and Liability Information System and No Further Remedial Action Planned (CERCLIS/NFRAP)

No facilities were identified on the CERCLIS database.

5.1.7 Leaking Underground Storage Tank (LUST)

No facilities were identified on the LUST database.

5.1.8 Solid Waste Landfill (SWLF)

No SWLF sites were identified within the study radius.

5.1.9 Facility Index System (FINDS)

No FINDS sites were identified within the study radius of the Property.

5.1.10 Toxic Release Inventory (TRIS)

No TRIS sites were identified on the database.

5.1.11 Registered Underground Storage Tank (UST)

No UST sites were identified within the study radius.

5.1.12 Resource Conservation and Recovery Act – Small or Large Quantity Generators (GNRTR)

No facilities were identified on the GNRTR database.

5.1.13 RCRA Violations and Enforcement Actions (RCRA Viol)

No RCRA Viol sites were identified within the study radius.

5.1.14 Spills Report (SPILLS)

No SPILLS sites were identified within the study radius.

5.1.15 Emergency Response Notification System (ERNS)

No ERNS sites were identified within the study radius.

5.1.16 Registered Above Ground Storage Tank (AST)

No AST sites were identified within the study radius.

5.1.17 "Unmapped" Listings

Because some facilities are reported with incomplete or inaccurate addresses, the database lists these facilities in an "unmapped" category which is sorted by zip code. REA reviewed the list of facilities and has determined that none of the listings include the Property, are adjacent to the Property or are in close proximity to the Property. Therefore, these listings are not found to represent an environmental risk to the Property.

5.2 FINDINGS

The Property was not listed on any regulatory database reviewed. No sites within one mile of the Property were identified on the database. No further regulatory record investigation is warranted at this time.

6.0 VISUAL INSPECTION

REA conducted a visual inspection to assess the environmental status of the Property and of the proximate facilities. REA relied on information obtained from the following sources:

Interviews: Interviews were conducted before, during and after the inspection to gain information regarding past or present environmentally significant conditions.

On-site Reconnaissance: A thorough inspection was conducted by walking and visually inspecting the safely accessible areas of the Property. The inspection searched for stained floors or soils, containers, signs of dumping and evidence of contamination. The topography was evaluated for evidence of fill material, the presence of landfills or impoundments. The inspection included a search for suspect asbestos-containing materials (ACM), lead-based paints (LBP), underground and aboveground storage tanks (USTs/ASTs) and PCB-containing equipment. The inspection assessed the potential for radon accumulation and concerns associated with drinking-water quality, stormwater, chemical substance storage, disposal, waste generation and removal.

Area Reconnaissance: A visual reconnaissance of the surrounding areas was completed by foot and by automobile. Proximate facilities were observed from public boundaries or streets.

6.1 DISCUSSION

The following issues were addressed during the visual inspection of the Property.

6.1.1 Property Operations

The Property does not have any permanent structures. No other operations were noted at the Property. No environmental concerns were noted as a result of pasture use at the Property.

6.1.2 Proximate Sites

Surrounding sites proximate to the Property are also undeveloped or part of the highway system. Some minor development is present to the south and east of the Property that is residential. No sites were visually identified that suggest an environmental concern to the Property.

6.1.3 Underground Storage Tanks ("USTs")

No underground storage tanks were observed on the Property.

6.1.4 Above-ground Storage Tanks (“ASTs”)

No aboveground storage tanks were observed on the Property.

6.1.5 PCB Electrical Equipment

The Property does not have any electrical service on the Property. However, a single pole with a pole-mounted transformer does exist on the Property. The lines run through the Property to the Northeast towards the residential sites to the east. No pad-mounted transformers were noted.

6.1.6 Potable Water

No domestic water is supplied on the Property.

6.1.7 Stormwater

No concerns were noted with storm water drainage. Stormwater percolates into on-site soil or is discharged into swales and ditches on the Property which flows to the pond on the northeastern portion of the Property.

6.1.8 Hazardous Materials

The Property does not store, generate or dispose of hazardous materials.

6.1.9 Hazardous Waste

No hazardous or regulated wastes were located on the Property.

6.1.10 Solid Waste

Solid waste is noted in a few scattered areas throughout the site.

6.2 FINDINGS

REA did not observe conditions at the Property that would present a lasting or significant environmental concern to the Property. REA has no recommendations for additional environmental study of the Property.

7.0 RADON SCREENING

REA made a visual inspection of the improvements to the Property in order to develop a qualitative opinion regarding the potential for radon accumulation. In support of its visual inspection, REA reviewed data concerning regional screening of indoor radon concentrations. This data defines the following "Zones" of potential radon accumulation:

- Zone 1 Predicted average indoor screening level of more than 4 picoCuries per Liter (pCi/L).
- Zone 2 Predicted average indoor screening level of 2.0 to 4.0 pCi/L.
- Zone 3 Predicted average indoor screening level of less than 2.0 pCi/L.

Due to the Property being undeveloped, no radon testing was conducted.



APPENDIX 1

PHOTOGRAPHS

The following photographs were taken during the assessment of the Property to document the status of the Property.

All photographs were taken on February 12, 2004.



1. View of Southern Portion of the Property, North of CR 673.



2. View of Southern Portion of the Property.



3. View of Center of Property.



4. View of Western Portion of the Property. I-75 to the West.



5. View of Western Portion of the Property.



6. View of Transformer and Power lines running Through Property.



7. View of Property.



8. View of Western Property Boundary.



9. View of Property.



10. View of Property.



11. View of Center of Property.



12. View of Woodlands on Property.



13. View of Property and Trees.



14. Power lines running through the Property.



15. View of Property and Power lines.



16. View of Property.



17. Woodlands located on Northern Portion of Property.



18. View of Property.



19. View of Wetlands on Northeastern Portion of Property.



20. View of Wetlands on Northeastern Portion of the Property.



21. View of Hay bails located on the Property.



22. View of Woodlands on the Property.



23. View of Wetlands North of Property.



24. View of I-75 and Property West of Ramp.



APPENDIX 2

ROSTER OF INTERVIEWS

Interviews were performed before, during and after the assessment of the Property. These interviews were performed to locate any available information concerning the environmental status of the Property and area.

The following roster is a non-inclusive list of people interviewed. Only those interviews which provided relevant information are listed below.

Name	Organization
1. Mr. Preston Hage	Maury Carter and Associates
2. Ms. Elizabeth Williams	Sumter County NRCS
3. Ms. Kathy Ratliff	Sumter County Building & Zoning Department



APPENDIX 3

ENVIRONMENTAL DATABASE LISTING

To investigate regulatory agency listings, a database was obtained from an independent environmental information service.

The following pages summarize the information contained in the database:

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

NE QUADRANT I75 AND

BUSHNELL FL 33513

Job Number: 043682

PREPARED FOR:

Real Estate Advisory, LLC
121 Fairfield Way, Suite 230
Bloomington, IL 60108

02-09-04



Tel: (317) 543-0010

Fax: (317) 543-1344

**Environmental FirstSearch
Search Summary Report**

**Target Site: NE QUADRANT I75 AND
BUSHNELL FL 33513**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-08-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	12-08-03	1.00	0	0	0	0	0	0	0
NFRAP	Y	12-08-03	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-09-03	1.00	0	0	0	0	0	0	0
RCRA COR	Y	09-09-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-09-03	1.00	0	0	0	0	0	0	0
ERNS	Y	12-31-03	1.00	0	0	0	0	0	2	2
FINDS	Y	07-16-98	1.00	0	0	0	0	0	1	1
TRIS	Y	09-26-03	1.00	0	0	0	0	0	0	0
State Sites	Y	11-21-03	1.00	0	0	0	0	0	0	0
Spills-1990	Y	10-06-03	1.00	0	0	0	0	0	3	3
SWL	Y	07-03-03	1.00	0	0	0	0	0	0	0
Other	Y	10-06-03	1.00	0	0	0	0	0	0	0
REG UST/AST	Y	10-06-03	1.00	0	0	0	0	0	3	3
Leaking UST	Y	10-06-03	1.00	0	0	0	0	0	2	2
Receptors	Y	01-01-95	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	0	0	11	11

Notice of Disclaimer

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

Waiver of Liability

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

**Environmental FirstSearch
Site Information Report**

Request Date: 02-09-04
Requestor Name: PENNY MATTES
Standard: REA 1 MILE

Search Type: COORD
Job Number: 043682
Filtered Report

TARGET ADDRESS: NE QUADRANT I75 AND
 BUSHNELL FL 33513

Demographics

Sites: 11	Non-Geocoded: 11	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-82.202794	-82:12:10	Easting:	382395.905
Latitude:	28.60281	28:36:10	Northing:	3164398.405
			Zone:	17

Comment

Comment: 160 ACRE PARCEL

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
33597	WEBSTER	FL	0.64 SE	Y	Sanborns	No
					Aerial Photographs	No
					Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

Environmental FirstSearch Sites Summary Report

TARGET SITE: NE QUADRANT I75 AND
BUSHNELL FL 33513

JOB: 043682
160 ACRE PARCEL

TOTAL: 11 **GEOCODED:** 0 **NON GEOCODED:** 11 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
2	ERNS	295336/HIGHWAY RELATED	I-75 N, MM 309 BUSHNELL FL 33513	NON GC	
1	ERNS	68211/UNKNOWN	FLORIDA NATIONAL CEMETERY COUN BUSHNELL FL 33513	NON GC	
3	FINDS	PRIDE ENTERPRISES 110005970351/FRS	9544 COUNTY ROAD 476B BUSHNELL FL 33513	NON GC	
10	LUST	MAIL CONTRACTORS OF AMERICA 609806120/CLOSED	I-75 NORTHBOUND MILE MARKER 31 BUSHNELL FL 33513	NON GC	
11	LUST	RYDER TRUCK LEASING SPILL 609801677	I-75 NORTHBOUND AT MM 307 BUSHNELL FL 33513	NON GC	
4	SPILLS	G & G TRANSPORT CORP OF FL-TANKER T 609804285/CLOSED	REST AREA ON I-75 NEAR MM 303 BUSHNELL FL 33513	NON GC	
5	SPILLS	MAIL CONTRACTORS OF AMERICA 609806120/CLOSED	I-75 NORTHBOUND MILE MARKER 31 BUSHNELL FL 33513	NON GC	
6	SPILLS	RYDER TRUCK LEASING SPILL 609801677/CLOSED	I-75 NORTHBOUND AT MM 307 BUSHNELL FL 33513	NON GC	
7	UST	G & G TRANSPORT CORP OF FL-TANKER T 609804285/CLOSED	REST AREA ON I-75 NEAR MM 303 BUSHNELL FL	NON GC	
8	UST	MAIL CONTRACTORS OF AMERICA 609806120/CLOSED	I-75 NORTHBOUND MILE MARKER 31 BUSHNELL FL 33513	NON GC	
9	UST	RYDER TRUCK LEASING SPILL 609801677/CLOSED	I-75 NORTHBOUND AT MM 307 BUSHNELL FL 33513	NON GC	

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

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

Updated quarterly.

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

Updated quarterly.

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

Updated quarterly.

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

Updated semi-annually.

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

Updated quarterly.

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

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

ASTM Databases (continued):

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

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

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

Updated quarterly.

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

Updated quarterly

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

Updated semi-annually.

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

Updated Periodically

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

Updated Periodically

PADS: PCB Activity Database System

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

Updated semi-annually.

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

Updated Periodically

Non-ASTM Databases (continued) :

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

Updated semi-ayyuallly.

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

Updated quarterly

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

Updated semi-ayyuallly.

Environmental FirstSearch Florida Databases and Sources

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

They include...

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

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

SOLID WASTE FACILITIES (SWF)

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

LEAKING UNDERGROUND STORAGE TANKS (LUST)

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

**Environmental FirstSearch
Florida Databases and Sources (continued)**

The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

STATIONARY TANK INVENTORY SYSTEM LIST (STI)

The Florida Administrative Code requires registration of underground and aboveground stationary storage tanks that contain petroleum products or hazardous substances regulated under CERCLA. Inclusion on this list indicates the presence of stationary storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems.

PUBLIC WATER SUPPLY (PWS)

The Safe Drinking Water Information System (SDWIS) is a repository of information about Public Water Supplies. This database is a requirement of the Safe Drinking Water Act (SDWA) of 1986 and was previously known as the Federal Reporting Data System (FRDS). The information contained in this database is : Name, Address, Site Identification, Status, and Population Served.

PERMITS:

BROWARD county

Department of Natural Resources Protection (DNRP) Databases

EARLY DETECTION INCENTIVE (EDI)

Includes leaking tank sites that fall under the following categories:

- Early Detection Incentive (EDI)
- Petroleum Liability Insurance Reimbursement (PLIRP)
- Abandoned Tank Restoration (ATRP)

Environmental assessment And remediation(EA)

Sites that have been issued licenses (by DNRP) to ensure that proper assessment and remediation are applied.

REGISTERED UNDERGROUND and ABOVEGROUND STORAGE TANKS (ST)

DNRP 's inventory of Underground and Aboveground Storage Tanks in Broward County.

**Environmental FirstSearch
Florida Databases and Sources(continued)**

Hazardous MATERIALS (HM)

This database includes sites that are involved in some way in the handling of hazardous substances or wastes. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination.

DADE county

Department of Environmental Resource Management (DERM) Databases

ENFORCEMENT CASES (ENF)

Includes sites that have been notified and/or investigated by Dade County to determine if any cleanup activity is necessary. Leaking Underground Storage tanks make up the bulk of this database, but other types of sites include: unauthorized air emissions, unauthorized storage facilities, and site specific spills.

UNDERGROUND STORAGE TANKS (UT)

DERM 's inventory of Underground Storage Tanks in Dade County.

FUEL SPILL CASES (FSPILL)

DERM 's listing of spill cases in Dade County. It consists mainly of underground tanks.

INDUSTRIAL Waste (IW)

- IW2 - Facilities with reclaim systems or holding tanks.
- IW3 - Facilities with pretreatment or treatment systems that discharge to sewers less than 25,000 gal. per day.
- IW4 - Facilities that operate treatment systems that discharge to open ground. (Permits are no longer issued to facilities that discharge to open ground.)

INDUSTRIAL Waste (IW5)

This database consists of Industrial Waste type 5. It is similar to the USEPA 's RCRA database (RCRIS) and includes sites that are involved in some way in the handling of hazardous and/or non-hazardous waste. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination.

Hazardous Waste (HW)

Sites with confirmed soil or groundwater contamination.

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

TARGET SITE: NE QUADRANT I75 AND
BUSHNELL FL 33513

JOB: 043682
160 ACRE PARCEL

Street Name	Dist/Dir	Street Name	Dist/Dir
County Road 669	0.18 NW		
I-75	0.01 NW		
St Catherine Rd	0.04 SW		



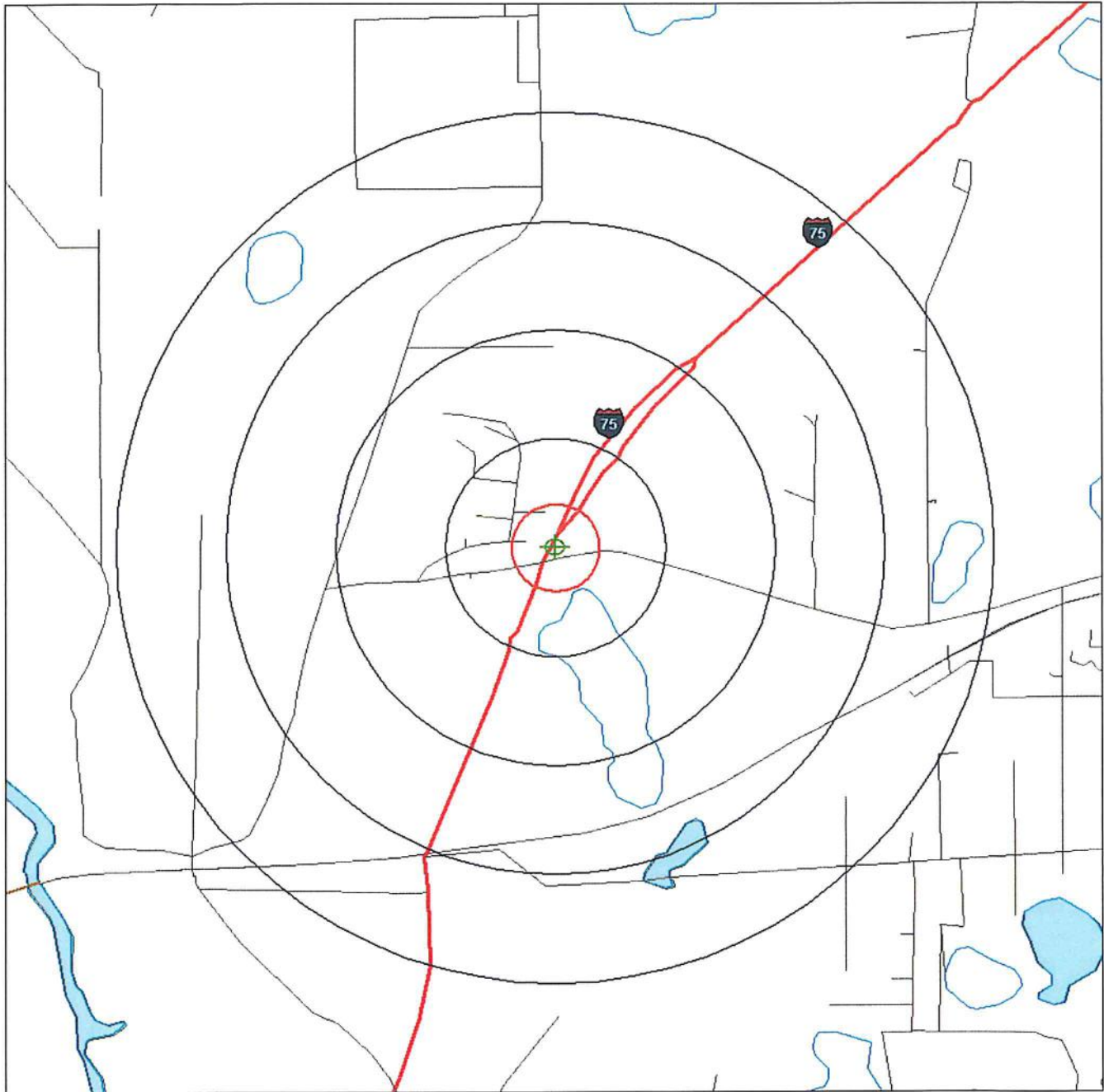
Environmental FirstSearch

1 Mile Radius







REA 1 MILE: Multiple Databases



NE QUADRANT I75 AND , BUSHNELL FL 33513



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 28.60281 Longitude: -82.202794) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 

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

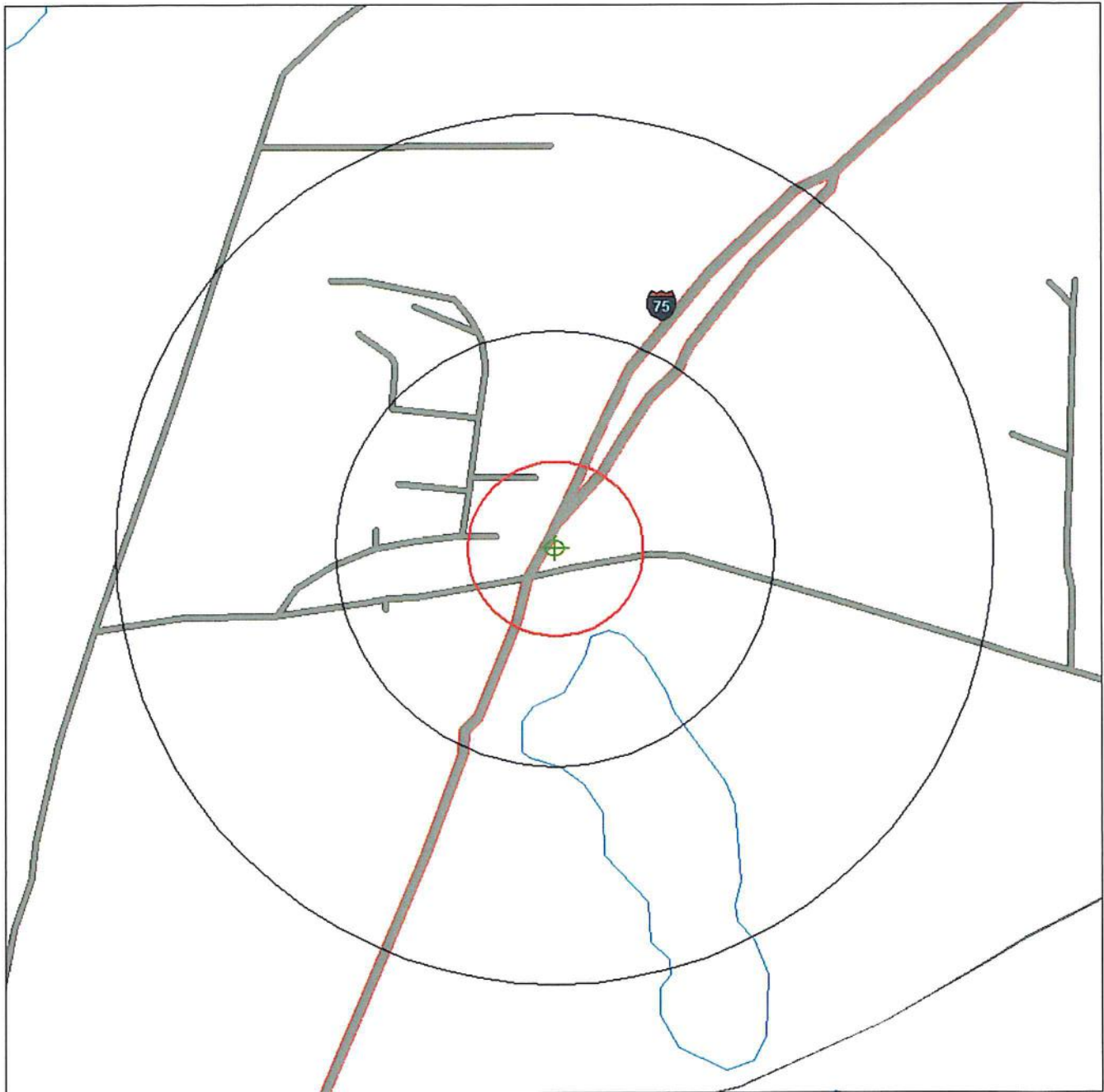


Environmental FirstSearch







.5 Mile Radius
REA 1 MILE:



NE QUADRANT I75 AND , BUSHNELL FL 33513



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 28.60281 Longitude: -82.202794) 
- Identified Site, Multiple Sites, Receptor  
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste  
- Railroads 

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

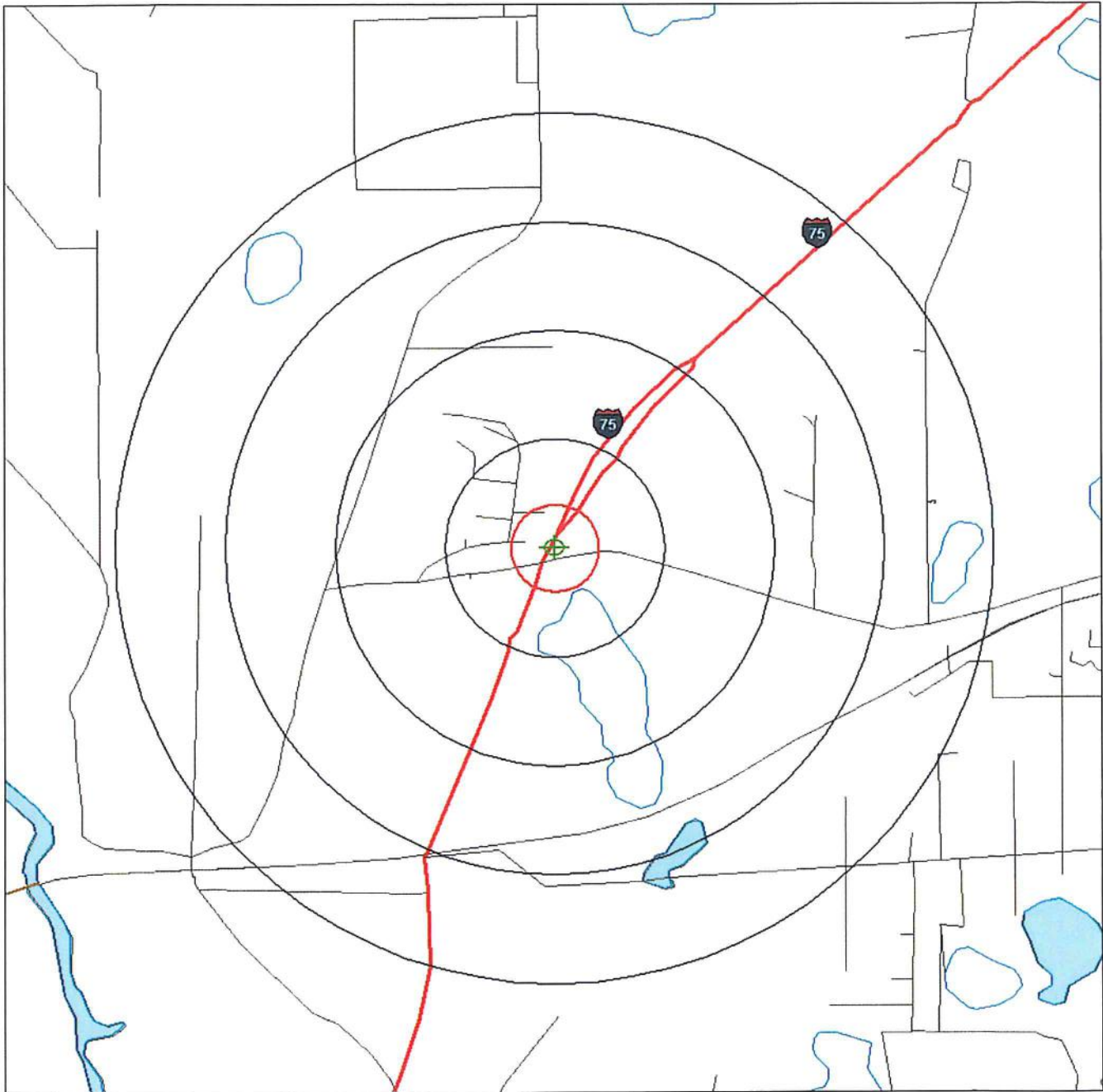


Environmental FirstSearch









1 Mile Radius
ASTM Map: NPL, RCRA, STATE Sites



NE QUADRANT I75 AND , BUSHNELL FL 33513



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 28.60281 Longitude: -82.202794) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste   
- Railroads 

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

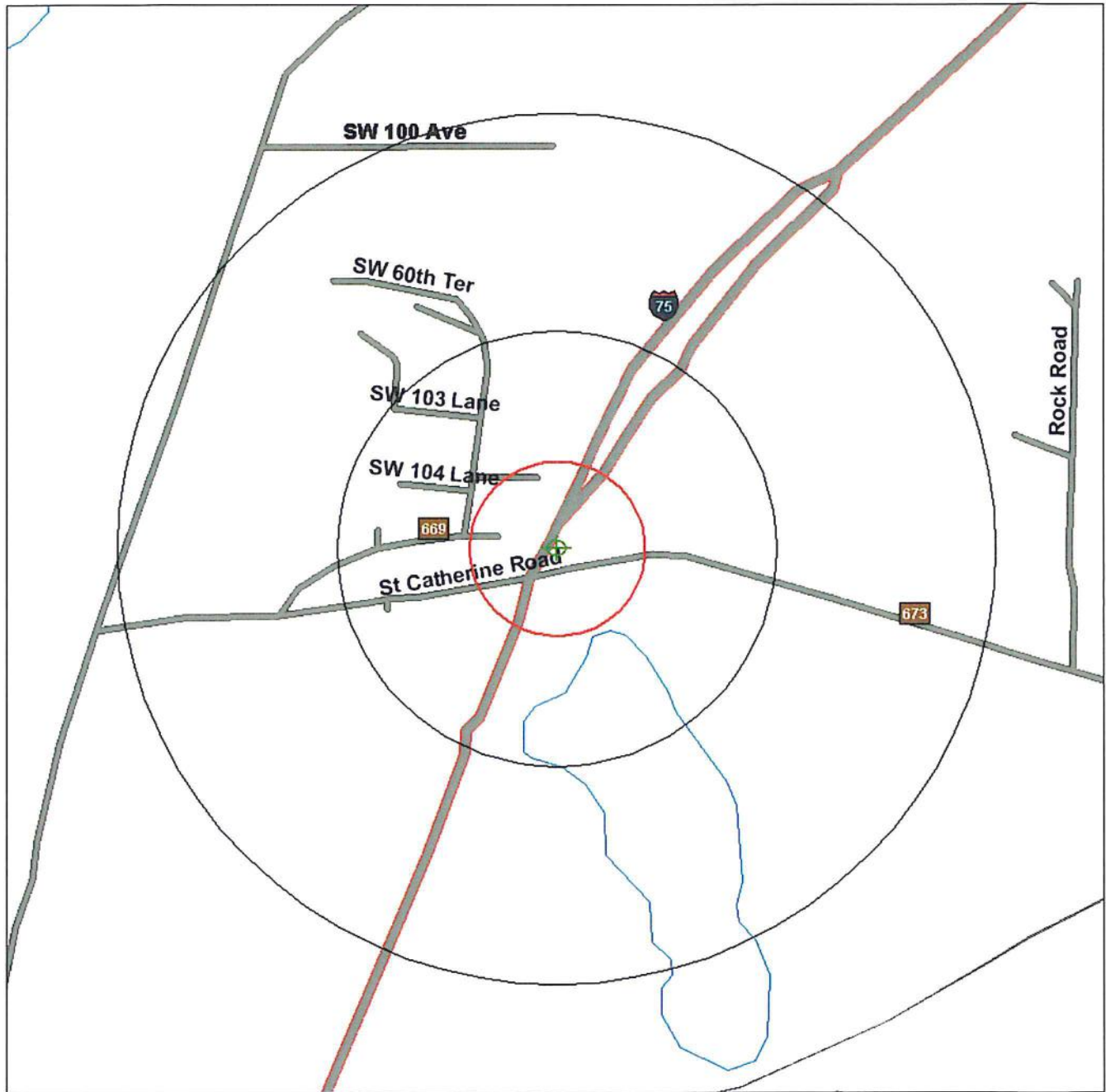


Environmental FirstSearch









.5 Mile Radius
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



NE QUADRANT I75 AND , BUSHNELL FL 33513



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 28.60281 Longitude: -82.202794) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste   
- Railroads 

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

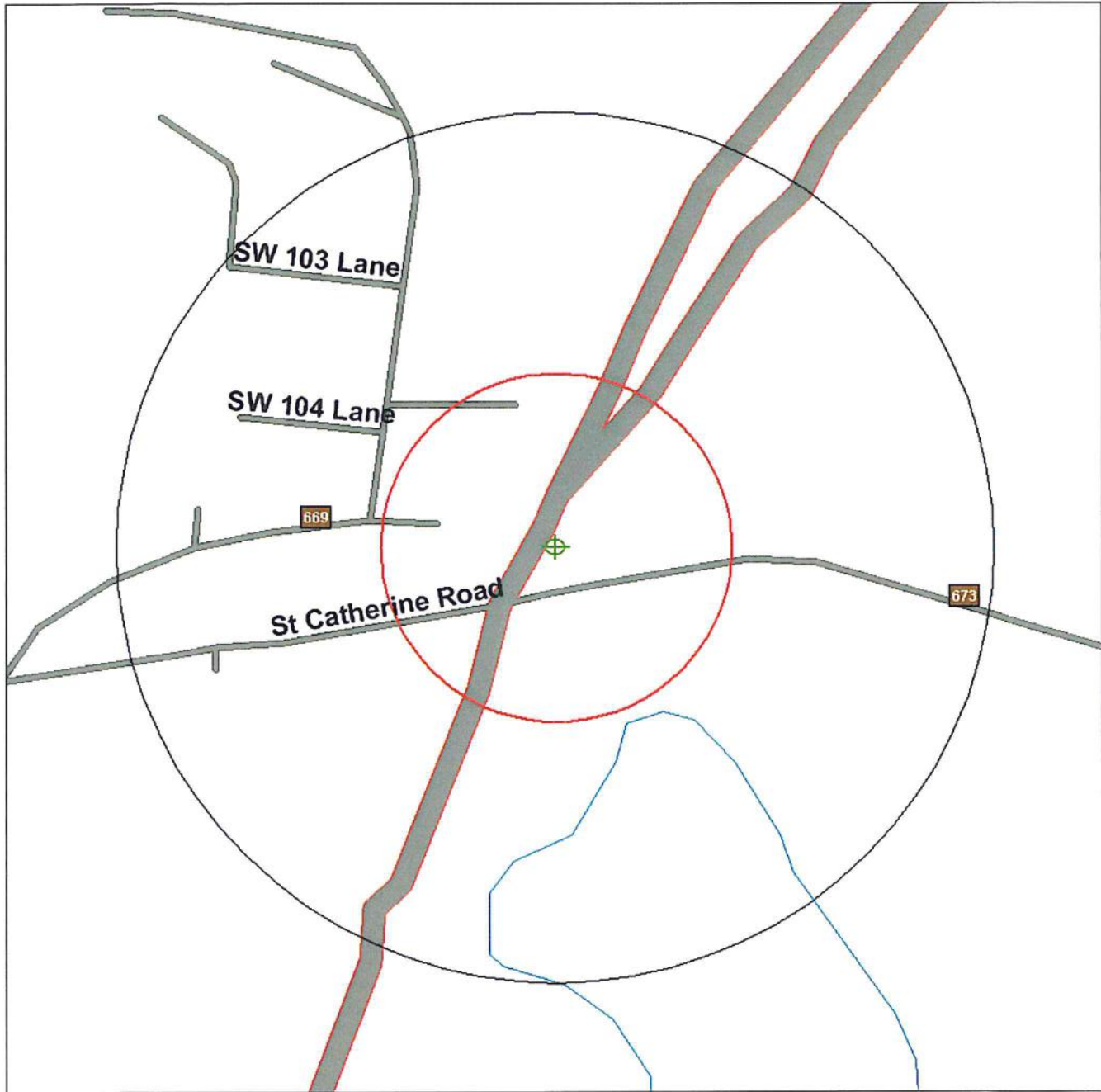


Environmental FirstSearch







.25 Mile Radius
ASTM Map: RCRA GEN, ERNS, UST



NE QUADRANT I75 AND , BUSHNELL FL 33513



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 28.60281 Longitude: -82.202794) 
- Identified Site, Multiple Sites, Receptor  
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste  
- Railroads 

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



APPENDIX 4

PERSONNEL QUALIFICATIONS

NEALON D. SMITH, MSPH, JD
Principal

BS Colorado College
MSPH University of North Carolina-Chapel Hill
JD Boston University School of Law

Eighteen years of experience in environmental law, real estate due diligence, indoor air quality, environmental consulting and remedial contracting. Recognized as an expert in asbestos management and the performance of portfolio due diligence assessments. Proficient in Phase I, Phase II, regulatory issues, NEPA assessments and regulatory compliance audits.

MICHAEL J. MCGINN
Principal

BS Northern Illinois University
MS Northern Illinois University

Fifteen years of environmental and construction consulting experience. Estimating and project management experience in remedial construction and environmental clean-up totaling over \$50,000,000. Extensive remedial management experience. Proficient in Phase I, Phase II, project condition evaluations, physical needs assessments and cost-to-cure estimates.

KEVIN A. MUELLER, PE
Vice President

BS University of Illinois

Sixteen years of experience in construction and environmental consulting. Civil construction experience includes concrete and steel structure assessment. Proficient in due diligence assessments under Fannie Mae, Freddie Mac or Conduit formats.

KEVIN D. SIMMONS
Vice President

BS University of Florida

Fifteen years of experience in field chemistry, remedial contracting, hazardous waste management, environmental assessments and cost-to-cure estimating. Expertise in remedial cost estimating, remedial technology application, Phase I, Phase II, and RIFS investigations.

JOSEPH B. DONALDSON, RA
Senior Architect

BA Texas Tech University

Registered Professional Architect with nine years of experience. Design and construction management experience includes owner's representative, program management, and pre-construction design reviews. Facile with Fannie Mae, Freddie Mac and Conduit requirements. Proficient in pre-construction design review, physical needs, project condition and environmental assessments.



J. MICHAEL HOPKINS, RA, AIA
Senior Architect

BS Clemson University
MA Clemson University

Registered Professional Architect with twelve years of experience in design, construction management and contract administration. Design and management experience includes new construction and re-imaging of diverse building types. Proficient in pre-construction design review, physical needs, project condition and environmental assessments.

JEFFREY S. HENRIKSEN, RA
Senior Architect

BA University of Illinois at Chicago

Registered Professional Architect with twelve years of experience. Design and construction management experience includes owner's representative, program management, and pre-construction design reviews. Facile with Fannie Mae, Freddie Mac and Conduit requirements.

KATHLEEN KASTNER, PE
Senior Engineer

BS Florida Institute of Technology

Ten years of experience as an engineer, remedial contractor and as a regulator. Due diligence assignments have included engineering evaluations, Phase I, Phase II, and remedial investigations/feasibility studies. Extensive petroleum and hazardous waste investigation and remedial experience. Proficient in performing environmental and engineering due diligence assessments under Fannie Mae, Freddie Mac and Conduit requirements.

GARY J. HALBERT, RG
Associate Hydrogeologist

BS Southeast Missouri State University

Twenty years of experience performing environmental, hydrogeologic and geotechnical assessments. Extensive experience in pre-construction engineering geologic investigations. Proficient in performing Phase I, Phase II and remedial feasibility assessments. Certified California Engineering Geologist and Hydrogeologist.

GREGORY A. GIBBS
Senior Project Engineer

BS Southern College of Technology

Twelve years of experience in architectural engineering, environmental consulting, construction and deferred maintenance assessment. Proficient at engineering and environmental due diligence including hazard evaluations of asbestos, lead-based paint, radon and dry cleaners.



STEVEN SHEPPARD
Senior Project Engineer

BS Bob Jones University

Twelve years of experience in environmental chemistry, cost-to-cure estimating and remedial construction management. Proficient in property condition and environmental assessments. Phase II experience includes regulatory compliance and risk assessments of dry cleaners and petroleum releases. Experienced in developing project time and cost-to-cure estimates.

JOSEPH SCECH
Project Engineer

BS Bowling Green State University

Eleven years of experience as an environmental chemist responsible for due diligence assessments, remedial investigations and remedial management. Extensive experience defining and remediating DNAPL plumes and installation of remedial systems for dry cleaners. Remedial experience includes soil vapor extraction, groundwater recovery and treatment, soil fixation, dewatering and waste stream profiling and disposal management.

PATRICK J. LALLY
Project Engineer

BS Drake University

Ten years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed a portfolio assessment of 316 buildings. Remedial experience includes UST removal, soil excavation, vapor extraction, fixation and dewatering.

BRAD W. KORTTE
Project Engineer

BS Illinois State University

Ten years of experience in architectural design, specification development and CADD. Proficient at portfolio data management and due diligence assessments including environmental and architectural evaluations of improved property. Proficient at environmental and physical needs assessments under Fannie Mae, Freddie Mac and Conduit protocols.

WILLIAM D. MAINS, PE
Associate Engineer

BA Cornell University
MS University of Washington

Twenty years of experience as a Professional Engineer. Registered in six states and experienced in due diligence, construction evaluation, ADA compliance and environmental assessments. Experienced with CERCLA and RCRA assessments and remedial projects.



ROBERT J. MERRILL
Certified Industrial Hygienist

BS Cornell University
MS East Tennessee State University

Twelve years of experience in risk assessment, environmental audits and due diligence evaluations of improved property. Proficient in safety management, waste management, indoor air quality evaluations, regulatory compliance and exposure assessments. Risk assessment experience includes asbestos, lead, noise and construction site safety.

APPENDIX 5

GLOSSARY

ACBM Asbestos Containing Building Material.

ACM Asbestos Containing Material.

AHERA Asbestos Hazard Emergency Response Act.

APPROPRIATE INQUIRY That inquiry into the previous ownership and use of a property necessary to support the “innocent purchaser” defense to CERCLA liability.

ASBESTOS Natural fibrous minerals that cause health problems when inhaled. Asbestos was used in building products before most uses were banned between 1973 and 1978.

ASBESTOS CONTAINING MATERIAL Products that contains more than 1% asbestos.

ASBESTOS SCREENING A limited investigation to identify only whether any significant concerns may exist. A screening protocol is abbreviated and not meant to constitute a “survey”. Screening data is not sufficient to develop an O&M Plan, cost estimates or abatement plans.

ASTM American Society For Testing and Materials.

AST Aboveground Storage Tank.

CERCLIS Comprehensive Environmental Response, Compensation and Liability Information system.

CHEWABLE SURFACE All protruding painted surfaces up to five feet from the floor or ground, which are readily accessible to children under seven years of age.

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM The CERCLIS is a listing of known or suspected uncontrolled or abandoned hazardous waste sites. The list includes sites that have been investigated or are currently being investigated for contamination and for possible inclusion on the NPL.

CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS Facilities that have been determined not to be subject to regulation under RCRA.

CORRACTS An EPA database of sites undergoing corrective action under RCRA.

EMERGENCY RESPONSE NOTIFICATION SYSTEM A database of sudden or accidental releases of hazardous substances or petroleum reported to the EPA or Coast Guard.

ENVIRONMENTAL AUDIT An investigation to determine compliance with environmental regulations. An Audit is a distinct investigation from a Phase I Environmental Site Assessment.



ENVIRONMENTAL LIEN A lien imposed on a property to secure the payment of a debt, obligation or duty arising out of an environmental concern.

ENVIRONMENTAL SITE ASSESSMENT The evaluation of real property to determine if it is subject to a "recognized environmental condition". The level of scrutiny varies depending on the needs of the user, information provided and the necessity of the innocent landowner defense.

EPA United States Environmental Protection Agency.

ERNS Emergency Response Notification System.

ESA Environmental Site Assessment.

FACILITY INDEX SYSTEM A list of facilities identified by EPA for regulation under one or more environmental programs. Since it is a compilation of databases, FINDS is often inconsequential to the inquiry necessary to an environmental assessment.

FEMA Federal Emergency Management Agency.

FINDS Facility Index System.

FRIABLE Capable of being crumbled, pulverized or reduced to powder by hand pressure.

FRIABLE ASBESTOS MATERIAL Material that contains more than one percent asbestos and can be crumbled, pulverized, or reduced to powder by hand pressure.

HAZARDOUS WASTE Any material listed in Title 40 CFR 261, Subpart D, or that possesses any of the hazardous characteristics of corrosivity, ignitability, reactivity, or toxicity as defined in Title 40 CFR 261, Subpart C, or that is contaminated by or mixed with those materials.

HSI Hazardous Site Inventory.

INNOCENT LANDOWNER DEFENSE Defense to Superfund liability available to purchasers of property who made "all appropriate inquiry into the previous ownership and uses of property consistent with good commercial or customary practice".

LBP Lead-Based Paint (See Lead-Containing Paint). The sale of paints containing more than 0.06% (600 ppm) of lead was banned in 1978.

LEAD-CONTAINING PAINT HUD defines a lead-containing paint as one of the following:

- A surface coating material containing more than one milligram per centimeter squared (1.0 mg/cm²) of lead as determined by utilizing the X-ray fluorescence analysis method.
- A surface coating material containing greater than 0.5% lead concentration by weight (5,000 ppm) utilizing the flame atomic absorption spectrophotometry analysis method.



LRST Leaking Registered Storage Tank. The LRST database is a comprehensive listing of all reported leaking underground storage tanks.

LUST Leaking Underground Storing Tank.

MSDS Material Safety Data Sheet.

NATIONAL FIRE PROTECTION ASSOCIATION An international organization to promote fire protection and prevention and establish safeguards against loss of life and property by fire. NFPA maintains the National Fire Codes.

NATIONAL PRIORITIES LIST The NPL is a list compiled by EPA of the worst uncontrolled or abandoned hazardous waste sites. NPL sites are subject to remedial action under CERCLA.

NESHAP National Emission Standards for Hazardous Air Pollutants.

NFPA National Fire Protection Association.

NFRAP No Further Remedial Action Planned. This database contains sites which have been removed from CERCLIS or which are not to be sufficiently impacted to require regulatory action.

NON-FRIABLE ASBESTOS MATERIAL Material that contains more than 1% asbestos by weight and, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

NON-PCB TRANSFORMER A transformer that contains less than 50 ppm PCB.

NPDES National Pollutant Discharge Emission Systems.

NPL National Priority List.

O&M Operation and Maintenance.

OPERATIONS AND MAINTENANCE PLAN O&M Plans are used to manage environmental risks, including asbestos or lead-based paint, pending their remediation. A pre-requisite for an O&M plan is a comprehensive survey that accurately defines the risk. An O&M plan should include notification of the risk, training, response plans, periodic inspections and affirmative management to prevent exposures.

PCB Polychlorinated Biphenyls are present in some electrical transformers, light ballasts, electrical panels, or hydraulic oils. The EPA regulates the PCB content of transformers under three categories:

< 50 ppm	Non-PCB
50 to 499 ppm	PCB-contaminated
500 ppm and greater	PCB-containing.

EPA requires PCB-containing transformers to be labeled on the exterior housing.



PCB CONTAMINATED TRANSFORMER Any transformer that contains between 50 ppm but less than 500 ppm of PCB.

PCB CONTAINING TRANSFORMER A transformer that contains 500 ppm PCB or greater.

PCM Phase Contrast Microscopy used in the analysis of air samples for asbestos.

PHASE I An alternative term for an Environmental Site Assessment which denotes a primarily visual inspection of real property.

PLM Polarized Light Microscopy used in the analysis for asbestos in bulk samples.

PPB Parts Per Billion.

PPM Parts Per Million.

RACM Regulated Asbestos Containing Material are materials which contain greater than one percent (1%) asbestos.

RADON A radioactive gas which occurs from the decay of uranium in soils and rocks. Radon cannot be seen, smelled or tasted. Radon can accumulate in indoor air and create a health risk.

READILY AVAILABLE OR REASONABLY ASCERTAINABLE Information that is obtainable from accessible sources commonly known to Environmental Professionals and obtainable upon request within a reasonable time and at a reasonable cost.

RCRA Resource Conservation and Recovery Act attempts to identify and track hazardous waste from generation to disposal.

RCRIS Resource Conservation and Recovery Information System.

RCRIS TSD The TSD report contains information pertaining to facilities which treat, store or dispose of hazardous waste.

RCRIS TSDC The TSDC database includes TSD facilities subject to corrective action.

RCRIS LQG This database includes facilities that are defined as Large Quantity Generators (LQG) since they generate more than 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste.

RCRIS SQG This database includes facilities that either generate between 100 kg/month and 1000 kg/month of non-acutely hazardous waste. This list does not include Conditionally Exempt Small Quantity Generators.

RCRIS VIOL This database lists facilities that have reported violations of RCRA.

RST Registered Storage Tank.



SCREENING A limited protocol meant to conserve time and money and designed to provide a cursory assessment of a Property or concern. The level of scrutiny applied in a “screening” is lower than that of an “assessment” or “survey”.

SMALL-QUANTITY GENERATORS Defined by the EPA as facilities producing less than 1,000 kilograms of hazardous waste per month (about 300 gallons or five 55-gallon drums).

SPILLS A list of information pertaining to reported hazardous materials spills.

SPCC Spill Prevention Control and Countermeasure.

SOLID WASTE FACILITIES SWF records typically contain an inventory of solid waste disposal facilities or landfills. Depending on the state, these may be active or inactive facilities.

SWLF Solid Waste Landfill Facilities.

SVOC Semi-Volatile Organic Compounds.

TPH Total Petroleum Hydrocarbons.

TOXIC RELEASE INVENTORY TRI includes facilities that release toxic chemicals in reportable quantities to the air, water or land.

TRI Toxic Release Inventory.

TSCA Toxic Substance Control Act.

UNDERGROUND STORAGE TANK Any tank, including connected underground piping, which is or has been used to contain regulated materials and is 10% or more below the surface.

USGS United States Geological Survey.

UST Underground Storage Tank.

VOC Volatile Organic Compound.

WASTEWATER Water that (i) is or has been used in an industrial or manufacturing process, (ii) conveys or has conveyed sewage, or (iii) is directly related to manufacturing, processing or raw materials storage areas at an industrial plant.