

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



**Sumter RV Park Site
County Road 673
Bushnell (Sumter County)
Florida**

Prepared for:

**Viral Patel / Sanjay Amin
Vcare Consultants, LLC**

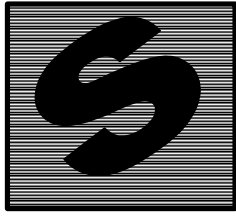
**5101 Cone Road
Tampa, Florida**

Prepared by:

**STEELE ENVIRONMENTAL CONSULTING, INC.
Sarasota, Florida**

March 2019

SEC Project No. 19-048



STEELE ENVIRONMENTAL CONSULTING, INC.

Celebrating Our 2nd Decade!

March 21, 2019

Viral Patel / Sanjay Amin
Vcare Consultants, LLC

5101 Cone Road
Tampa, Florida

Re: Phase I Environmental Site Assessment – All Appropriate Inquiry
Sumter RV Park Site: 146 Acres, Eight Adjacent Vacant Parcels, County Road 673 / Interstate
Highway I-75, Bushnell, Florida
SEC Project Number 19-048

Dear Mr. Amin:

Steele Environmental Consulting, Inc. (SEC) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced site located in Sumter County, Florida. All work was performed in accordance with the Scope of Work outlined the Professional Services Agreement (PSA) dated February 28, 2019.

SEC has investigated the land use history, site activities and regulatory involvement of the property within the site vicinity in general accordance with the ASTM International Designation E 1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The purpose of the investigation was to identify if evidence exists to suggest the impact or potential impact of hazardous substances and/or petroleum products to the subject property.

This report is presented in the ASTM International E 1527-13 Standard Practice Format. For a concise review of the findings, please refer to Section 1.0 of this report.

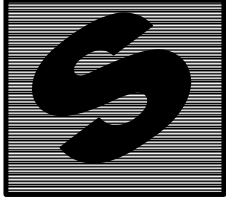
In the professional opinion of SEC, an appropriate level of inquiry has been made into the current and previous ownership and uses of the property consistent with good commercial and customary practices in an effort to minimize liability. No evidence of Recognized Environmental Conditions have been identified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

Should you have any questions, please feel free to call us at (941) 355-4395.

Respectfully submitted,

Richard G. Steele

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



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

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

SEC CERTIFIES THIS ENVIRONMENTAL ASSESSMENT DATED MARCH 2019, TO **VIRAL PATEL / SANJAY AMIN, VCARE CONSULTANTS, LLC.** THE ACCURACY, CORRECTNESS AND COMPLETENESS OF THIS ENVIRONMENTAL ASSESSMENT IS PROVIDED WITH THE KNOWLEDGE OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION LIABILITY ACT AS SET FORTH IN 42 U.S.C. SECTION 9601 ET SEQ., AS AMENDED (CERCLA). MR. AMIN IS ENTITLED TO RELY ON THE INFORMATION SET FORTH IN THIS ENVIRONMENTAL ASSESSMENT.

SIGNED,

Richard G. Steele

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

March 22, 2019

DATE

PROJECT NAME: Phase I Environmental Site Assessment
Sumter RV Park Site
County Road 673 / Interstate Highway I-75
Bushnell (Sumter County), Florida

PROJECT NUMBER: 19-048

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1.0 EXECUTIVE SUMMARY

1.1 Purpose and Findings

Steele Environmental Consulting, Inc. (SEC) has investigated the land use history, site activities and regulatory involvement of eight adjacent vacant parcels (146 acres total) located at County Road 673 / I-75 in Bushnell (Sumter County), Florida located within the site vicinity in general accordance with the ASTM International designation ASTM E 1527-13, "Standard Practices for Environmental Site Assessments" Phase I Environmental Site Assessment (ESA) Process".

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

The subject property is eight adjacent vacant parcels (approximately 146 acres) in Sumter County that is the planned Sumter RV Park Site. No Recognized Environmental Conditions (REC) were observed at the site. Please refer to Sections 1.4 and 1.5 for additional information.

The ASTM International designation ASTM E 1527-13 defines "Recognized Environmental Conditions" (RECs) as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions, and the distinction between a material threat and a de minimus condition is assessed in the investigation.

1.2 Comments on Risk Management

The ASTM International Standard Designation E 1527-13 defines RECs to include both actual and potential conditions. SEC wishes to emphasize the distinction between a potential environmental concern and an actual environmental condition. A potential environmental concern does not necessarily mean that an economically significant environmental condition exists.

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

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

1.3 Data Gaps During This Investigation

The ASTM International Standard Designation E 1527-13 defines data gaps as lack or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. The following data gaps were encountered during the performance of this Phase I ESA:

- SEC attempted to contact the current owners of the adjacent properties. As of the date of this report, all attempts are unsuccessful. In the event that a new interview changes the outcome of the Phase I ESA, an addendum will be completed and the client will be immediately contacted. The lack of adjacent property interview information is defined as a data gap by the ASTM International E 1527-13 Standard.
- A Title Search was not conducted for this report. The lack of above Title Search data is treated as a Data Gap by the ASTM International E 1527-13 Standard.
- No coverage of the site was observed in the Polk City Directories of Sumter County, Florida. The lack of above Polk Directory data is treated as a Data Gap by the ASTM International E 1527-13 Standard.
- No coverage of the site was observed in the Sanborn Fire Insurance Maps of Sumter County, Florida. The lack of the above Sanborn Map information is treated as a Data Gap by the ASTM International E 1527-13 Standard.

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

1.4 Opinion

The Sumter RV Park Site, located at the intersection of I-75 and County Road 673, the subject property, is eight adjacent vacant parcels (approximately 146 acres) that are a planned RV Campground. No significant environmental concerns were noted associated with the subject property.

1.5 Conclusions

SEC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM International Practice E 1527-13 of the subject property, which is located at County Road 673 in Bushnell, Sumter County, Florida. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

Summary:

The site is eight adjacent vacant parcels of land that are a planned RV Campground. No significant environmental concerns were noted in the historical land uses on the property. No significant environmental concerns were observed at the property.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the ASTM International E 1527-13 practice is to define good and customary practices in the United States for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation Liability Act (CERCLA) (42 USC Paragraph 9601) and petroleum products. This practice is intended to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, collectively known as Landowner Liability Protection (LLPs).

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

The methodology is summarized in our Contract Agreement executed on February 28, 2019. A copy of the Contract Agreement is provided in Appendix G. Conformance with this method represents appropriate inquiry to identify the location and existence of potential sources of environmental impact without intrusive testing. The intention of this diligence is to assess business risk in regards to economic impact from petroleum products or hazardous substances.

2.2 Detailed Scope of Services

The Phase I Environmental Site Assessment is a general characterization of environmental concerns based on readily available information and site observations. This report has been prepared in accordance with SEC's Proposal Number 19-048 dated February 28, 2019 and ASTM designation E1527-13. Our scope of services was based on our understanding of your needs and requirements. Tasks performed for the investigation were as follows:

- The performance of a site reconnaissance was made by one of our professionals specializing in environmental projects. Our representative looked for surface indications of past or present hazardous material handling, storage, use or operational activities that may have posed a hazard to the subsurface environment. Photographic documentation of the site was made where applicable.
- SEC conducted interviews current and past owners, occupants, operators, local historians and people with knowledge of the property.
- SEC reviewed local, federal and state regulatory environmental records to identify pertinent facilities or locations registered on regulatory lists within ½ mile of the property. The search included information from U.S. EPA and FDEP records of sites

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

2.3 Significant Assumptions

SEC assumes that:

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

2.4 Limitations and Exceptions

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

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

Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data and site usage. The assessment of a property may require the review of publicly available documents prepared by a third party. SEC makes no warranty as to the accuracy of these documents. No borings, soil or groundwater sampling or chemical testing was conducted specifically for this Phase I Environmental Site Assessment. Therefore, conclusions regarding the conditions of the site do not represent a

warranty that all areas are of the same quality as may be inferred from observable site conditions and readily available site history.

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

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

2.5 Special Terms and Conditions

The scope of work for this assessment was limited to performing tasks as defined in the Professional Services Agreement (PSA) agreement between SEC and Mr. Amin dated February 28, 2019 (Appendix G). This Phase I ESA was also conducted in accordance with the scope and limitations of American Standards for Testing and Materials (ASTM) Practice E-1527-13 and in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

2.6 User Reliance

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

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The Sumter RV Park Site is located at the intersection of I-75 and County Road 673 in Bushnell, Florida. The property is approximately 146 acres in size, and consists of eight adjacent parcels of vacant land. The subject site is located northwest of Bushnell, Florida. The site is located in Section 03, Township 22 South, and Range 21 East in Sumter County, Florida. See **Appendix A** for a general location map of the property. The legal descriptions for the property is included in Appendix C. The Sumter County Property Appraiser's Property I.D.s for the site are as follows:

R03=002

R03=003

R03=004

R03=005

R03=007

R03=008

R03=011

R03=013

Photographs documenting the current condition of the property are included in **Appendix B**.

3.2 Site and Vicinity General Characteristics

The subject site is located in a residential portion of Sumter County. The immediate area of the subject site is Interstate Highway 75, vacant land, single-family homes and a Sumter County Fire station. Access to the subject site is via County Road 673 and County Road 671.

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

North: vacant land, lake

South: open vacant land

West: Residential homes, open vacant land, I-75 highway

East: Road, vacant land, Sumter County Fire Station, single-family homes.

Please refer to Section 5.4 for additional information on the adjacent properties.

3.3 Current Use of the Property

The site contains eight adjacent parcels of vacant land. Cattle and cows were observed on the land. Fences and open areas were observed. The northern portion of the site was wet with ponds.

3.4 Description of Structures, Roads and Other Improvements on the Property

Based on information provided by the Sumter County Property Appraisers Records, historical aerial photograph review, city directory records, interviews and site reconnaissance, the subject property was observed to be vacant land. Access to the site is via County Road 673. Storm ditches were observed at the site. No floor drains, Oil-Water Separators, clarifiers, sumps, pits or wastewater systems were observed at the property. No electric or gas heating / cooling systems were observed at the site.

3.5 Current Use Of the Adjoining Properties

The adjacent properties are commercial, residential and vacant use. The property to the north of the property is vacant land and a lake. The property to the west is I-75 highway, residential homes and vacant land. The property to the east is a road, single-family homes and vacant land. The property to the east is a Sumter County Fire Station and vacant land. Photographs of adjacent properties from vantage points are included in Appendix B.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

A 50-year Chain-of-Ownership for the property was not requested as part of this Phase I ESA. The lack of Title information is considered to represent a Data Gap. This Data Gap is not considered to represent a significant environmental concern regarding the property.

4.2 Environmental Liens or Activity and Use Limitations (AUL's)

As part of the User Information requirements for this Phase I ESA, a Title Insurance Policy for the pending real estate transaction involving the subject site was not performed. The lack of the above Lien search is treated as a Data Gap. However, the environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release.

4.3 Specialized Knowledge

Pursuant to ASTM E 1527-13, user supplied information in the form of a User Questionnaire, was forwarded to SEC. **This questionnaire can be found in Appendix F.** The questionnaire did not reveal any issues that would indicate Recognized Environmental Conditions (REC's). The user has not disclosed any specialized knowledge pertaining to the property or surrounding areas or properties that might be material to identifying any Recognized Environmental Conditions in connection to the subject site.

Prior Assessment Activities

No prior environmental assessments of the property were provided to SEC to review.

4.4 Commonly Known or Reasonably Ascertainable Information

No commonly known or other information was obtained regarding the property.

4.5 Valuation Reduction for Environmental Issues

The prospective property owner has not disclosed or provided any information regarding the property.

4.6 Owner, Property Manager, and Occupant Information

The agent for the owner has revealed the following information regarding the subject site and or its history: The property was formerly vacant land. The property is currently owned by Daryl Carter of Bushnell, Florida.

4.7 Reason for Performing Phase I ESA

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

5.0 RECORDS REVIEW

Standard Environmental Record Sources

Records from regulatory and enforcement agencies from Federal, State, Tribal, Regional and Local County agencies were obtained regarding information, registrations, investigations, violations, spills, complaints or enforcement actions relating to property, adjacent properties and for properties within a 1-mile radius of the property. Geo-Search of Dallas, Texas was engaged by SEC to review several data base lists which are generated by the FDEP and the USEPA which identify and locate facilities that are regulated or tracked by the FDEP and the USEPA; and ones which may transport, store, generate, treat or dispose of hazardous substances and wastes. The information from these various lists, each identified facility with a USEPA or FDEP designation that was within a 1-mile radius of the property was then plotted on an area map. The environmental records mentioned above are the Standard Environmental Record Resources that are listed within the ASTM E 1527-13 practice. The above data search can be found in **Appendix E** of this report.

5.1 NPL Sites

The USEPA's National Priorities List (NPL) was checked for any sites on the property or adjoining properties. The NPL is a national list of abandoned or uncontrolled hazardous waste sites that have been scored by USEPA according to a hazard ranking system that assesses the health and environmental threat posed by sites with confirmed contamination. The NPL is used by the USEPA to prioritize sites scheduled for cleanup action.

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

5.2 De-Listed NPL Sites

The USEPA's De-Listed National Priorities List (NPL) was also checked for any sites on the property or adjoining properties that have been removed from the above database.

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

5.3 CERCLIS and CERCLIS NFRAP Sites

The CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Index System) is a list of sites that the USEPA is investigating for an existing or potential release of hazardous substances. However, USEPA advises that the list contains only those sites that have been brought to the attention of USEPA, and therefore, it cannot claim that the list contains all potential hazardous waste sites that may exist. CERCLIS NFRAP sites are CERCLIS Sites that may still be contaminated, however, the EPA has No Further Remedial Action Planned for these sites.

- The site does not appear on the CERCLIS OR CERCLIS NFRAP database.
- There are no sites located within 1 mile of the site on the CERCLIS OR CERCLIS NFRAP database.

5.4 RCRA TSD Sites

The RCRA TSD list is a USEPA database that stores records and information on facilities that Treat, Store or Dispose of hazardous waste and substances.

- The site does not appear on the RCRA Small Quantity Generator list.
- There are no facilities listed on the EPA RCRA TDS database within 1 mile of the property.

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

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

5.5 RCRA CORRACTS Sites

The USEPA RCRA CORRACTS is a USEPA database that identifies hazardous waste handlers with RCRA corrective action activity.

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

5.6 RCRA Generator Sites

The Resource Conservation and Recovery Act Index System List (RCRIS) is a federal data base maintained by the USEPA containing information regarding RCRA (Resource Conservation and Recovery Act) facilities which generate and transport hazardous waste, and facilities which treat, store or dispose such waste. Inclusion on RCRIS does not necessarily indicate contamination, but rather the potential for contamination due to the presence and handling of hazardous substances.

- The property was not on the RCRA database.
- There were no facilities located within one mile of the property on the RCRA list.

5.7 Federal Institutional Control / Engineering Control Registries

Institutional Controls or Engineering Controls that have been recorded in public property records due to the presence of on-site contamination or likely presence of on-site contamination due to historical activities or operations on the subject site are contained within this database.

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

5.8 ERNS Sites

The Emergency Response Notification System is a USEPA database which stores records and information on facilities which have had reported spills or releases of oil and hazardous substances.

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

5.9 State / Tribal / Local / Regional Records Reviewed

The following reference sources are published by the Florida Department of Environmental Protection and were reviewed by SEC:

Registered Storage Tank List
Leaking Registered Storage Tank List
Solid Waste or Landfill Facilities List
Registered Dry-cleaning Facilities List
Florida Dry-cleaning Solvent Cleanup Program Priority Ranking List Voluntary
Cleanup Sites List
Brownfield Sites List

These reports generally present information regarding industrial or commercial facilities and the presence or potential for contamination due to hazardous substances / wastes or petroleum products.

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

- The subject site was not found on the State Registered Storage Tank List.
- There were no facilities listed on the State Registered Storage Tank List near the property.

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

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

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

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

The FDEP Dry-Cleaning Lists identifies locations that have been registered Dry-Cleaning activities. The appearance of a site on this list does not necessarily indicate that an environmental concern exists at the site.

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

The FDEP Brownfield List identifies locations that have been registered as “Brownfields”. The appearance of a site on this list does not necessarily indicate that an environmental concern exists at the site.

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

Files were reviewed at the Florida Department of Environmental Protection (FDEP) County Program Retail or the Data Management System maintained by the FDEP (OCULUS) and or Sumter County Environmental Services Department to determine the potential threat of contamination from the facilities in closest proximity to the property due to the migration of hazardous materials / wastes or petroleum products in the groundwater or soil. Files reviewed at the FDEP and the County revealed no significant environmental findings. See **Appendix E** for the entire data base search performed by Geo-View.

5.10 Additional Environmental Records Sources

Fire Department Records: No Environmental Concerns

Building Department Records: No Environmental Concerns

Health Department Records: No Environmental Concerns

6.0 HISTORICAL REVIEW

6.1 Summary of Historical Review

The property has been residential and vacant land since 1940. No historical records showing the site as being utilized for any purpose and/or development other than that already identified was found in a review of historical aerial photographs, property tax records of Sumter County, local street directories and/or conversations with long term residents of the area. No significant environmental concerns were noted in the historical land uses on the property.

6.2 Aerial Photographs

Aerial photographs were examined for the purpose of determining whether the property and adjacent properties have been used for industrial or landfill purposes, if any obvious detrimental uses of the property could be ascertained and to observe development trends in the area. Aerials dated 1949, 1951, 1966, 1972, 1979, 1981, 1988, 1992, 1995, 1998, 2002 and 2016 were available for review at the Sumter County Engineering Department. A copy of the 2016 aerial photograph is provided in **Appendix A** of this report.

In the earliest available photograph (1940), the property was observed to be vacant and undeveloped. In the 1951 through 2018 photographs, the site was vacant and undeveloped. No significant environmental findings were noted in the aerial photograph review. After close examination of all the aerials listed above, it was concluded that there is no evidence of dumping and or landfill activity associated with the property or adjacent properties in the vicinity. The above historical resource indicated that the subject site was virgin land as early as 1975.

6.3 USGS Quadrangle Maps

1944: The 1944 USGS Map for Bushnell shows the property as vacant and undeveloped. No development is visible in the map.

1987: The 1987 USGS Map for Bushnell shows the site as vacant.

6.4 Sanborn Fire Insurance Maps

An extensive on-line collection of Sanborn Maps is available through the Florida Public Library System. Sanborn Fire Insurance Maps were used by insurance companies to determine potential fire hazards for specific buildings. This was accomplished by color-coding building construction, labeling automatic sprinkler systems, fire hydrants, and gas tanks as well as facilities that may contain other flammable liquids. This research revealed no Sanborn maps available for the property; this is considered a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release.

6.5 Polk City Directories

SEC reviewed historical Polk City Directories (since 1960) at the Sumter County Public Library located in Bushnell. The address for the property was shown as the following:

2017: County Road 673: No listing
2005: County Road 673: No Listing
2002: County Road 673: No listing
1999: County Road 673: No Listing
1993: County Road 673: No listing
1990: County Road 673: No listing
1980: County Road 673: No listing

The above historical resource indicated that the subject site was not traceable to a physical address; this is considered a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release.

6.6 Property Tax Records

Tax records for the property were reviewed at the Sumter County Property Appraisers' Website on November 16, 2017. Copies of relevant documents are included in Appendix C. The property was formerly vacant. According to the Sumter County Property Appraiser, the property is owned by Daryl Carter of Bushnell, Florida. The Property Tax files did not have any relevant data regarding potential RECs associated with the property.

6.7 Agency Contacts

Building Department

SEC contacted Mr. Frank Cowan of the Sumter County Building Department to obtain zoning/land use information on the property. According to Mr. Cowan, the property is zoned for residential. He did not have any other relevant files on record for the property. He also had no knowledge of the past history of the property or any potential RECs for the property.

Sumter County Environmental Protection Commission

SEC contacted Mr. Gregg Cowden of the Sumter County EPC regarding the site. No files for the property were located in the Sumter County Natural Resources office.

6.8 Previous Environmental Reports and Other Documents

No prior site assessments for the property were provided to SEC.

6.9 Additional Environmental Record Sources

Fire Department Records: No Environmental Concerns

Building Department Records: No Environmental Concerns

Health Department Records: No Environmental Concerns

6.10 Physical Setting

The subject site is located in the Central Highlands / Sumter Uplands in north Central Florida (Sumter County). This is an area of relic back beach ridges left over from the series of regressions and transgressions the area experienced during the recent Pleistocene and Pliocene time frames. Generally, the site soils in the upper 30 to 40 feet of the soil matrix are a medium grained to fine-grained mixture of multi-colored sandy clays. The Hawthorne Group is typically encountered at or near the land surface. The Ocala Limestone is found at or near the surface, especially in areas of springs, such as the nearby Silver Springs (approximately 10 miles east). Based on the Topographic Map of the site, the elevation of the property is approximately 75 feet above mean sea level.

6.2.2 SOIL CONDITIONS

According to the Soil Survey of Sumter County, the subject site consists primarily of soil described as Adamsville fine sands. These sands are nearly level, poorly drained soils that are located on broad Flatwoods. The season high water table is at a depth of 6 to 18 inches, 1 to 3 months of the year, and a depth of 40 inches during 2 to 6 months of the year.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site inspection and reconnaissance was conducted on March 15, 2019 by Richard G. Steele, Environmental Professional (EP) with SEC. The EP traversed all readily accessible portions of the property. It is important to note that all but an exhaustive investigation might fail to locate buried, covered over or localized surficial events of hazardous materials or wastes on-site that are not reasonably visible or suspected at the ground surface. The client should realize that the property, which in our opinion, did not exhibit evidence that toxic or hazardous wastes were at the ground surface during our site inspection and field work, except as qualified herein, could later be impacted due to natural phenomena, human intervention, on-site pollution sources or contamination due to adjacent properties. These occurrences are beyond our control. SEC assumes that there are no hidden or unapparent environmental conditions of the site, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property whether the source is on-site, adjacent properties, or properties in the nearby surrounding. This purpose of this Phase I ESA was not to provide an operational audit of any businesses at the site, if any, which would determine their compliance with regulatory requirements that may affect them. SEC or its representatives have conducted no off-site tests or evaluations of materials or substances found on the site for the purpose of assessing the presence of environmental Conditions not readily apparent during our visual observations made during the site visit. Information, estimates, and opinions furnished to SEC and its representatives, and contained in this report, were obtained from sources that are considered and assumed to be reliable, and believed to be true and correct. SEC and its representatives assume no responsibility for any inaccuracies in such items that may be revealed as a result of subsequent action, either by SEC or others. These occurrences are beyond our control.

7.2 General Site Setting / Exterior & Interior Observations.

EXTERIOR OBSERVATION

The property was thoroughly inspected on foot. The site is woods and open land. No evidence of hazardous materials or petroleum products was visible at the property. No "Cattle Dipping Vats" were observed at the site. No staining was observed on of the exterior of the property.

INTERIOR OBSERVATIONS

Not applicable.

Underground/Aboveground Petroleum Storage Tanks

Vent lines, pump dispensers and/or ancillary equipment generally associated with petroleum USTs were not observed within the property limits during the site inspection.

Hazardous Substance or Petroleum Product Use

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

Hazardous Substance or Petroleum Product Storage Practices

No hazardous or petroleum products were observed stored at the site.

Hazardous Waste or Petroleum Product Disposal Practices

No hazardous or chemical waste is known to be currently generated on the property.

Domestic Solid or Liquid Waste Disposal Practices

Domestic solid waste and liquid waste currently generated at the site use septic systems.

Odors

No chemical, petroleum or any other foul odors were physically observed or noted during the site inspection.

Pools of Liquid

No liquids other than water were observed at the site.

Limited Polychlorinated Biphenyls (PCBs) Survey

Our representative conducted a limited site survey for the presence of PCB-containing or PCB-contaminated equipment consisting of visual observations for the presence of transformers, capacitors, and hydraulic equipment. Dielectric fluid and hydraulic oils containing PCBs was widely used in such equipment until 1979 when the U.S. EPA restricted such use. It is thought that most PCB production ceased around 1972. Many utilities, including Bushnell Electric Co. (TECO) have since acted to replace PCB-containing and PCB-contaminated transformers and capacitors. According to 40 CFR 761, the owner, TECO, is responsible for maintenance or replacement of transformers should they be PCB transformers or PCB-contaminated transformers. No evidence of streaks or stains was observed on or around the transformer units.

Impacted Soil or Distressed Vegetation

The property and all readily accessible areas of the subject site were traversed by a representative from SEC. Soils and vegetation on the property and peripheral areas were observed for visual and olfactory signs of degradation by hazardous substances and or petroleum products. No evidence of stained soil or dead vegetation was observed by the representative during the site inspection. No evidence of waste dumping, such as stockpiled debris, mounds, or depressions were observed on the property.

Drains / Sumps

No drains or sumps were noted at the site.

Stained Concrete or Asphalt

No Stained concrete or asphalt was observed at the Property.

7.3 Radon

Radon is a naturally occurring, odorless, invisible gas. Natural radon levels vary and closely related to geologic formations. Radon may enter buildings through basement sumps or other openings. The U.S. EPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 pico-Curies per Liter. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give valuable indication of the propensity of radon gas accumulation in structures. Radon sampling was not requested as part of this assessment. According to the EPA, the radon zone level for the area is "Zone 3", which has a predicted average indoor screening level of less than 2.0 pico-Curies per Liter set forth by the EPA.

7.4 Vapor Assessment

Due to the lack of known nearby vapor sources, the risk of vapor encroachment on any future building at the subject property is considered low.

8.0 INTERVIEWS

As part of this Phase I ESA, SEC interviewed several individuals in order to collect additional information concerning historical and present uses of the property.

8.1 Interview with Owner

SEC interviewed the site owners regarding the history of the site.

8.2 Interview with Site Manager

See above.

8.3 Interview with Occupants

See Above

8.4 Interview with Local Government Officials

SEC interviewed Mr. Ken Wilkinson of the Sumter County Property Appraisers regarding the prior use of the property. SEC also interviewed Mr. Gregg Cowden of the Sumter County Environmental Protection Commission (813-627-2600) regarding the property.

8.5 Interview with Others

See above.

9.0 FINDINGS / OPINIONS / RECOMMENDATIONS

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, SEC has identified the following Recognized Environmental Conditions (RECs) in accordance with ASTM E 1527-13. A REC being defined by the above standard as the presence or likely presence of any hazardous substance or petroleum product in, on or at a property: (1) due to any prior release to the environment. (2) Under conditions indicative of a current release to the environment or (3) under conditions that pose a material threat of a future release to the environment.

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON THE PROPERTY:

Hazardous substance contamination: **No Recognized Environmental Condition Identified.**

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

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON ADJACENT PROPERTIES:

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

Petroleum product contamination: **No recognized Environmental Condition Identified.**

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

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

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

Further Discussion

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

Historical Recognized Environmental Conditions (HREC's)

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

Conditional Recognized Environmental Condition (CREC)

A CREC is a REC resulting from a past release of hazardous substances or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). No CRECs were identified at the site.

Material Threats

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

De Minimis Conditions

No de minimus condition with respect to the property was discovered during this Phase I ESA.

OPINIONS

SEC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Sumter RV Park Site located at County Road 673 and I-75 in Bushnell, Florida, the property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the property.

RECOMMENDATIONS

Based upon the REC's identified within Section 10.0 of this report, no further investigation of the property is considered warranted at this time.

10.0 ASSESSMENT SUMMARY

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, SEC has identified the following Recognized Environmental Conditions (RECs) at the property in accordance with ASTM E 1527-13. A “REC” is defined by the above standard as the presence or likely presence of any hazardous substance or petroleum product in, on or at a property: (1) due to any prior release to the environment. (2) Under conditions indicative of a current release to the environment or (3) under conditions that pose a material threat of a future release to the environment. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the property.

11.0 DEVIATIONS

No deletions or deviations from ASTM E 1527-13 were noted in this report.

12.0 ADDITIONAL SERVICES

The following non-scope considerations were not performed as part of this Phase I ESA, and are not requirements of the ASTM E 1527-13 Practice; Asbestos Containing Materials (ACM), Radon, Lead-Based Paint, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural And Historic Resources, Industrial Hygiene, Health & Safety, Ecological Resources, Endangered Species, Indoor Air Quality, Biological Agents and Mold.

The client may wish to assess the above issues in connection with a commercial real estate transaction. No implication is intended as to the relative importance of inquiry into such None-Scope Considerations, and this list is not intended to be all-inclusive.

13.0 REFERENCES & DEFINITIONS

References:

- Florida Department of Natural Resources, Inc. Bureau of Geology
- Southwest Florida Water Management District (SWFWMD) publication, Ground Water Resource Availability In
- Bushnell Inventory: Sumter County Florida, 1998
- Department of Agriculture (USDA) publication, Soil Survey of Sumter County, Florida, Soil Conservation Service, 1982
- U.S. Geological Survey (USGS), Gandy Bridge, Florida Quadrangle, 7.5-minute series topographic map, dated 1973, photo-revised 1987
- Florida Community Affairs (FDCA), Radon Protection map, Sumter County, dated 1995
- Sumter County Transportation aerial photographs dated 1967, 1972, 1978, 1983, 1986, 1990, 1993, 1995, 1998 and 2006
- Sumter County Historical Division, aerial photographs dated 1948 and 1957
- Polk Historical City Directories: From 1960 until 2006
- Sanborn Fire Insurance Maps: None found
- Personal Interviews: 3/14/2019
- NPL list for properties within a 1-mile radius (EPA)
- CERCLIS list for properties within a 1/2-mile radius (EPA)
- RCRA TSD list for properties within a 1-mile radius (EPA)
- RCRA CORRACTS list for properties within a 1-mile radius (EPA)
- RCRA Generator list for property and adjoining properties (EPA)
- ERNS list for property (EPA)
- Registered Storage Tank Listings for properties within a 1/8-mile radius (FDEP)
- Leaking Underground Storage Tank list for properties within a 1/2 -mile radius (FDEP)
- State of Florida Hazardous Waste sites list for properties within a 1-mile radius (FDEP)
- State Landfill list for properties within a 1/2-mile radius (FDEP)

Definitions:

Abatement means asbestos control beyond a special operations and maintenance program; means removal, repair, encapsulation, or enclosure of an asbestos-containing material to prevent fiber release.

Asbestos means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonitegrunertie, anthophyllite, and actinolite-tremolite. (EPA 40 CFR 61 Subpart M)

Adjacent Property includes those sites separated from the property by an easement such as a street, highway, railroad, etc., which would otherwise be immediately adjoining the subject site.

BPR means the State of Florida Department of Business and Professional Regulation

Capacitor - a device for accumulating and holding a charge of electricity and consisting of conducting surfaces separated by a dielectric (40 CFR 761.3); may contain a dielectric that contains PCB's.

Category I Non-Friable Asbestos-Containing Material means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than one percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR 763, Section 1, Polarized Light Microscopy. (EPA 40 CFR 61, Subpart M)

Category II Non-Friable Asbestos-Containing Material means any material, excluding Category I non-friable asbestos-containing material, containing more than one percent asbestos as determined using the methods specified in Appendix A, Subpart F, 40 CFR 763, Section 1, Polarized Light Microscopy that, when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure. (EPA 40 CFR 61, Subpart M)

Contamination means a non-permitted release of a hazardous substance, petroleum substance or product or polychlorinated biphenyl in sufficient quantity to cause damage to natural resources.

Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility (or sinking of a ship). (EPA 40 CFR 61, Subpart M)

EPA means the Environmental Protection Agency

Encapsulation means the application of a coating to asbestos-containing material to prevent fiber release.

Enclosure means the construction of an air-tight barrier around asbestos-containing material to prevent fiber release.

Exposure means the presence of people in an area where levels of an airborne contaminant is elevated; the total amount of an airborne contaminant inhaled by a person, typically approximated by the product of concentration and duration.

FDEP means the Florida Department of Environmental Protection

Facility means any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure, installation, or building. Any structure, installation or building that was previously subject to less of its current use or function. (EPA 40 CFR 61, Subpart M)

Facility Component means part of a facility including equipment. (EPA 40 CFR 61, Subpart M)

Fibrous means spongy, fluffy, composed of long strands of fiber.

Friable Asbestos Material - means any material contain more than one percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR 763 Section 1, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than ten percent as determined by a method other than point counting PLM, verify the asbestos content by point counting using PLM. This may include previously non-friable material which becomes broken or damaged by mechanical force. (EPA 40 CFR 61, Subpart M)

Hazardous Substance means those substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9601 (14), and includes any material that is toxic, flammable, explosive, or corrosive as these terms are defined by CERCLA. Excluded from this definition are petroleum substances or products as defined below.

Hazardous Waste defined in RCRA (Section 1004(5)) as a solid waste, or a combination of solid wastes, which because of its quantity concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Homogeneous Material means a material which may or may not extend through many functional spaces, and is uniform in color, size, texture, and relative date of installation or application, and appears to be the same identical material.

Miscellaneous Materials means interior or exterior material components such as wallboard, linoleum, floor and ceiling tiles, fire doors, roofing, siding, and other materials not an integral component of the building such as stage curtains, protective clothing, laboratory apparatus and equipment, and other materials considered to be part of the real estate.

Not Observed means no visual or olfactory evidence of said contamination was noted during the site inspection.

Not Discovered means no information regarding said contamination was obtained from persons interviewed and no information was discovered in the Regulatory records that were reviewed.

Non-PCB Containing means that the dielectric fluid in the electrical unit contains less than 50 ppm of PCB's.

NESHAP means the National Emission Standard for Hazardous Air Pollutants - EPA Rules under the Clean Air Act.

Non-Friable Asbestos-Containing Material means any material containing more than one percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR 763, Section 1, Polarized Light Microscopy, that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. (EPA 40 CFR 61, Subpart M)

Operations & Maintenance (O&M) Program means a formulated plan of training, cleaning, work practices, and surveillance to maintain asbestos-containing materials in good condition. The principle objective of an O&M program is to minimize exposure of all building occupants to asbestos fibers.

Polarized Light Microscopy means an analytical method (600/M4-82-010) recommended by the EPA for asbestos identification based on analysis of the unique optical properties of mineral forms in the bulk samples.

Poly-Chlorinated Biphenyl's (PCB's) - a mixture of compounds composed of the biphenyl molecule which has been chlorinated to varying degrees or any combination of substances which contains such substances (40 CFR 761.3). A suspected human carcinogen.

PCB Contaminated means that the dielectric fluid in the electrical unit contains between 50 to 499 ppm of PCB's.

PCB Transformer means that the dielectric fluid in the electrical unit contains over 500 ppm of PCB's.

Petroleum Substance or Product means any material containing refined or crude oil, or any fraction thereof, and includes natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel, or mixtures of natural gas and such synthetic gas. Hazardous substances as defined above are excluded.

Release means such occurrences as defined by CERCLA, 42 U.S.C. 9601 (10), and includes any intentional or accidental discharging, spilling, leaking, pumping, pouring, emitting, injecting, escaping, leeching, dumping or disposing into the environment.

Transformer - devices that change (transform) one potential difference (voltage) to another. Typically transformers contain a dielectric fluid that has the potential to contain PCB's if the unit was manufactured before 1979; however, it is thought that most PCB production was ceased by 1972.

Regulated Asbestos Containing Material (RACM) means (a) Friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subject to sanding, grinding, cutting, or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by forces expected to act on the material in the course of demolition or renovation operations regulated by NESHAPS. (EPA 40 CFR 61, Subpart M)

Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of Regulated ACM from a facility component. Operations in which load-supporting structural members are wrecked or taken out are demolitions, and are excluded from this definition.

Resilient Floor Covering means asbestos-containing floor tile, including asphalt and vinyl floor tile, and sheet vinyl floor covering containing more than one percent asbestos as determined using Polarized Light Microscopy according to the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy.

Structural Member means any load-supporting member of a facility, such as beams and load supporting walls; or any nonload-supporting member such as ceilings and nonload-supporting walls.

Surfacing Materials means materials which are sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

Thermal System Insulation means materials in a building distribution system applied to pipes, fittings, boilers, breeching, tanks, ducts, or other system components to prevent heat loss or gain, water condensation, or for other purposes.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

820 FAULKWOOD COURT, SARASOTA, FLORIDA 34232
941-355-4395 steele-environmental@live.com

Steele Environmental Consulting, Inc.

8130 Coates Row Place, University Park, Florida 34201
(941) 355-4395

Background Summary

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

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

Professional Experience

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

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

Key Clients: Provident Bank, Landmark Bank, Northern Trust Bank, Sarasota Ford, VIP Commercial Realty, Kleiber, Richardson, Walter Real Estate

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

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

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

Water Equipment Services, Inc., Sarasota, Florida 1992 - 1996
Senior Hydrogeologist

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

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

8130 COATES ROW PLACE, UNIVERSITY PARK, FLORIDA 34201
(941) 355-4395 steele-environmental@live.com

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Steele Environmental Consulting, Inc.

PAGE TWO

Environmental Consulting & Technology, Inc., Tampa, Florida & Detroit, Michigan 1990 - 1992
Managed over 55 projects dealing with underground storage tank removals, site assessments and Remediation. Assisted with Hydrogeology segments of two major power plant siting projects and Lake Improvement Study for the St. John's River Water Management District.

Sarasota County Pollution Control Division, Sarasota, Florida..... 1986 - 1990

Environmental Specialist II and III

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

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

Well Site Geologist

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

Education

Bachelor's Degree: Geology

University of South Florida, Tampa, Florida, 1979

A.S., Oceanography

Florida Institute of Technology, Melbourne, Florida, 1976

Academic and Professional Affiliations

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

Leadership

United States Junior Chamber of Commerce (Jaycees)

Sarasota Florida Chapter

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

Community Development Vice President (1988-1989). Supervised Directors and project chairmen who organized over 45 community projects. **Newsletter Editor** (1987-1988): Responsible for the monthly production of a newsletter to outline the coming activities of the chapter, spotlight the success of the chapter and help promote the Jaycee Experience to future members.

Boy Scouts of America (BSA) Pack 14, Sarasota, Florida
Assistant Pack Leader, Den Leader, Merit Badge Advisor

8130 COATES ROW PLACE, UNIVERSITY PARK, FLORIDA 34201
(941) 355-4395 steele-environmental@live.com

CERTIFICATIONS



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

**BOARD OF PROFESSIONAL GEOLOGISTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783**

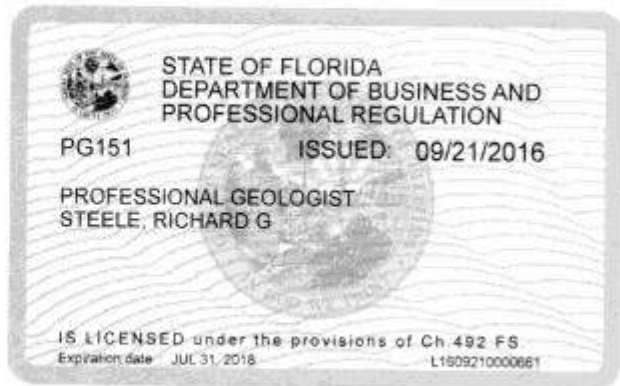
(850) 487-1395

**STEELE, RICHARD G
820 FAULKWOOD COURT
SARASOTA FL 34232**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

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



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

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

LICENSE NUMBER	
PG151	

The PROFESSIONAL GEOLOGIST
Named below IS LICENSED
Under the provisions of Chapter 492 FS.
Expiration date: JUL 31, 2018

**STEELE, RICHARD G
820 FAULKWOOD COURT
SARASOTA FL 34232**

ISSUED: 09/21/2016

DISPLAY AS REQUIRED BY LAW

SEO # | 1609210000661

STATE OF FLORIDA
DEPARTMENT OF PROFESSIONAL REGULATION

This is to Certify that

Richard G. Steele

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

Professional Geologist

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

Collen D. Logg
Chairman of the Board

Bob Martinez
Bob Martinez, Governor

Larry Gonzalez
Larry Gonzalez, Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/27/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lassiter-Ware Insurance, Inc. 1317 Citizens Blvd. Leesburg FL 34748 INSURED Steele Environmental Consulting, Inc. 6921 Friendship Drive Sarasota FL 34241		CONTACT NAME: Paula O' Shea PHONE (A/C, No, Ext): (800)845-8437 FAX (A/C, No): (888)983-8680 E-MAIL ADDRESS: paulao@lassiterware.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Hamilton Specialty Insurance	13551
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 17/18 Master Cert **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractors Pollution GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X	ARSECC10116-01	3/22/2017	3/22/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		ARSECC10116-01	3/22/2017	3/22/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below	Y/N				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab Limits Included with General Liab		ARSECC10116-01 Claims-made	3/22/2017	3/22/2018	Each Claim \$1,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The certificate holder is an additional insured under the terms and conditions of the General Liability policy with respect to work being performed by the named insured as required by written contract.

CERTIFICATE HOLDER pshaheen@valleynationalban Valley National Bank Attn: Ms. Pam Shaheen 2514 West Kennedy Blvd. Tampa, FL 33609	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Paula O' Shea/PAULAO <i>Paula O. Shea</i>
--	---



03-23-2017

JEFF ATWATER
CHIEF FINANCIAL OFFICER

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

*** * CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW * ***
NON-CONSTRUCTION INDUSTRY EXEMPTION

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

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


SCOPES OF BUSINESS OR TRADE:
1- GEOLOGIST

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

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

QUESTIONS? (850) 413-1609

PLEASE CUT OUT THE CARD BELOW AND RETAIN FOR FUTURE REFERENCE

<p>STATE OF FLORIDA DEPARTMENT OF FINANCIAL SERVICES DIVISION OF WORKERS' COMPENSATION NON-CONSTRUCTION INDUSTRY CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW</p>  <p>EFFECTIVE: 06/03/2009 EXPIRATION DATE: N/A PERSON: RICHARD G STEELE FEIN: 650887833 BUSINESS NAME AND ADDRESS: STEELE ENVIRONMENTAL CONSULTING INC 6921 FRIENDSHIP DRIVE SARASOTA, FL 34241</p> <p>SCOPE OF BUSINESS OR TRADE: 1- GEOLOGIST</p>	<p>IMPORTANT</p> <p>F Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter.</p> <p>H Pursuant to Chapter 440.05(12), F.S., Certificates of election to be exempt... apply only within the scope of the business or trade listed on the notice of election to be exempt.</p> <p>E Pursuant to Chapter 440.05(13), F.S., Notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.</p> <p>QUESTIONS? (850) 413-1609</p>
---	--

CUT HERE

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

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

National Registry of Environmental Professionals



COLLEGE OF PUBLIC HEALTH
UNIVERSITY OF SOUTH FLORIDA
Center for Environmental/Occupational
Risk Analysis & Management (CEORAM)

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination is entitled to all the rights and privileges granted by the body and to be duly registered by it.



FLORIDA ENVIRONMENTAL
ASSESSORS ASSOCIATION



This is to certify that

Richard G Steele

is a
**Certified Florida Environmental Assessor and
Registered Environmental Property Assessor**

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of The National Registry of Environmental Professionals.



This 30th Day of April 1997

Richard A Young
Executive Director



Certification Number: CFEA 212

Registration Number: REPA 5896

THE GREATER
SARASOTA
CHAMBER
OF COMMERCE

February 22, 2001

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

Dear Mr. Steele:

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

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

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

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

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

Sincerely,



Rex G. Richards
President

RGR/clc

THE GREATER SARASOTA CHAMBER OF COMMERCE

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



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

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

Eugene S. Jones

Instructor

CEUs: 15.0



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

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

Eugene B Jones

Instructor

CEUs: 2.0



This is to certify that
RICK STEELE

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

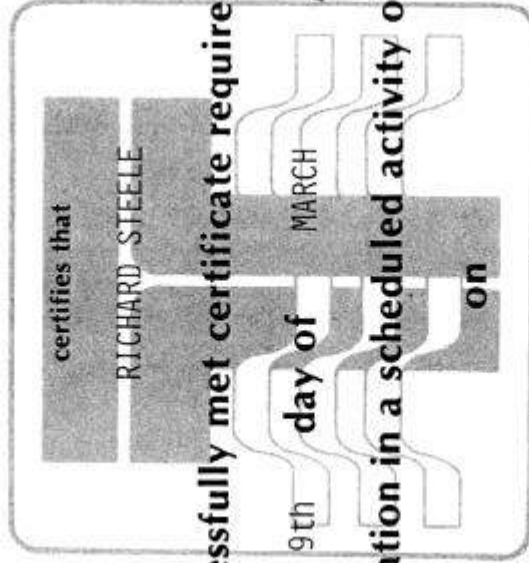
Water Equipment Services

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

A handwritten signature in dark ink, appearing to read "Rick Steele", written over a horizontal line.

A handwritten signature in dark ink, appearing to read "Anthony J. DiCicco", written over a horizontal line.

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

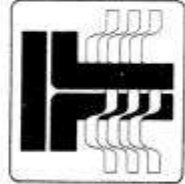


has successfully met certificate requirements on
this 9th day of MARCH, 19 89
for participation in a scheduled activity of the center

INTRODUCTION TO GROUNDWATER:
CONTAMINATION, INVESTIGATION, AND
REMEDIATION ASSESSMENT

CEU'S Awarded
1.3

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



CTREO

CENTER FOR TRAINING, RESEARCH AND EDUCATION
FOR ENVIRONMENTAL OCCUPATIONS



This is to certify that
RICK STEELE

has successfully completed a Course of Study in

OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120

offered in accordance with the Educational Program of

Water Equipment Services

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

A handwritten signature in black ink, appearing to read "Rick Steele", is written over a horizontal line.

A handwritten signature in black ink, appearing to read "Anthony D. Steele", is written over a horizontal line.

SILVER STAR ENVIRONMENTAL CONSULTANTS, INC.

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

HAZARDOUS WASTE SAFETY REFRESHER

This certifies that

Rick Steele

SS # 264-84-3088

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



David J. Shvick, CIH - Instructor

Feb 21, 97

Date

National Environmental Training Institute Inc.

CERTIFICATE OF ATTENDANCE

BE IT KNOWN THAT

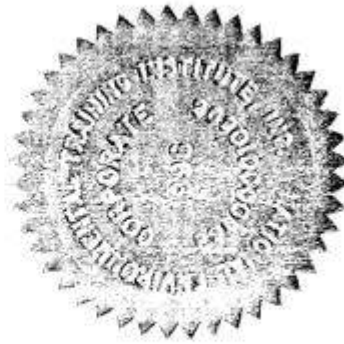
RICHARD G. STEELE

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

HAZWOPER ANNUAL REFRESHER

WORKER

REF: 29 CFR 1910.120



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

Steve Fish
STEVE FISH
Instructor

Steve A. Fulk
STEVE FISH
Director of Education

OHWOCS-AR08598
Certificate Number

February 5, 1999
Expiration Date

University of North Florida
DIVISION OF CONTINUING EDUCATION & EXTENSION
and the
ENVIRONMENTAL EDUCATION & SAFETY INSTITUTE

Certify that
R STEELE
has successfully completed the certificate requirements for
HEALTH AND SAFETY TRAINING SITE WORKERS
and in evidence thereof is awarded this

Certificate of Completion

on the 7TH day of MAY, 1990
Passed Examination: 05/07/90 C.E.U. Awarded: 4.0 Accreditation Expires: 05/07/91

Marcelle C. Lovett
MARCELLE C. LOVETT
Dean

James E. Kelley
JAMES E. KELLEY
Director

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

2007-08

SARASOTA COUNTY LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.

THIS TAX DOES NOT ASSURE QUALITY OF WORK OR CONFIRM THAT REGULATORY OR ZONING REQUIREMENTS HAVE BEEN MET. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE.

3901940042303

MACHINES ROOMS SEATS EMPLOYEES

BUSINESS TYPE 390194 ENVIRONMENTAL CONSULTANT

BUSINESS ADDRESS 6389 TOWER LN SARASOTA uninc FL 34240-0000

PAID-6079782.0001-0001 HSP 08/08/2007 14.43

RICHARD G STEELE 8130 COATES ROW PL UNIVERSITY PARK FL 34201-0000

ACTIVE

Handwritten signature of Barbara Ford-Coates

BARBARA FORD-COATES, TAX COLLECTOR 101 S. WASHINGTON BLVD., SARASOTA, FL 34236-6993 (941) 861-8300 www.SarasotaTaxCollector.com • info@SarasotaTaxCollector.com

MUST BE DISPLAYED IN A CONSPICUOUS PLACE VALID UNTIL 10/1/08

INFORMATION ONLY: REMOVE OR FOLD BEHIND BEFORE POSTING RECEIPT

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

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

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

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

Businesses in Sarasota County are responsible for complying with the Sarasota County mandatory recycling ordinance.

Local Business Taxes are subject to change according to law.



UNIVERSITY OF
FLORIDA

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

certifies that

Richard G. Steele

attended

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

*April 21-23, 1997
and is awarded this*

Certificate of Attendance

*Date issued: 04/23/97
CEU's : 1.8*

*Dr. William T. Engel, Jr.
Director*



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL GEOLOGISTS

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

STEELE, RICHARD G

6921 FRIENDSHIP DRIVE
SARASOTA FL 34241

LICENSE NUMBER: PG151

EXPIRATION DATE: JULY 31, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/8/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Lassiter-Ware Insurance, Inc. 1317 Citizens Blvd. Leesburg FL 34748	CONTACT NAME: Paula O'Shea PHONE (A/C. No. Ext): (800)845-8437 E-MAIL ADDRESS: paulao@lassiterware.com	FAX (A/C. No.): (888)883-8680
	INSURER(S) AFFORDING COVERAGE	
INSURED Steele Environmental Consulting, Inc. 6921 Friendship Drive Sarasota FL 34241	INSURER A: Western World Ins. Co.	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** 18/19 MASTER CERT **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			EVP100060500	3/22/2018	3/22/2019	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> Contractors Pollution						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY			EVP100060500	3/22/2018	3/22/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	<input type="checkbox"/> N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab Limits			EVP100060500	3/22/2018	3/22/2019	Each Claim \$1,000,000
	Included with General Liab						Claims-Made

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER rmouton@centerstatebank.co Center State Bank 7722 SR 544 East Winter Haven, FL 33881	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Paula O'Shea/PAULAO <i>Paula O'Shea</i>
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	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Western World Ins. Co.	NAIC # 13196
INSURED Steele Environmental Consulting, Inc. 6921 Friendship Drive Sarasota FL 34241	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:18/19 MASTER CERT

REVISION NUMBER:

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	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
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	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY			EVP100060500	3/22/2018	3/22/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab Limits			EVP100060500	3/22/2018	3/22/2019	Each Claim \$1,000,000
	Included with General Liab						Claims-Made

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

khornaday@centerstatebank.

CenterState Bank
 Attn: Kristi Hornaday
 400 Interstate N. Parkway
 Suite 1200
 Atlanta, GA 30339

CANCELLATION

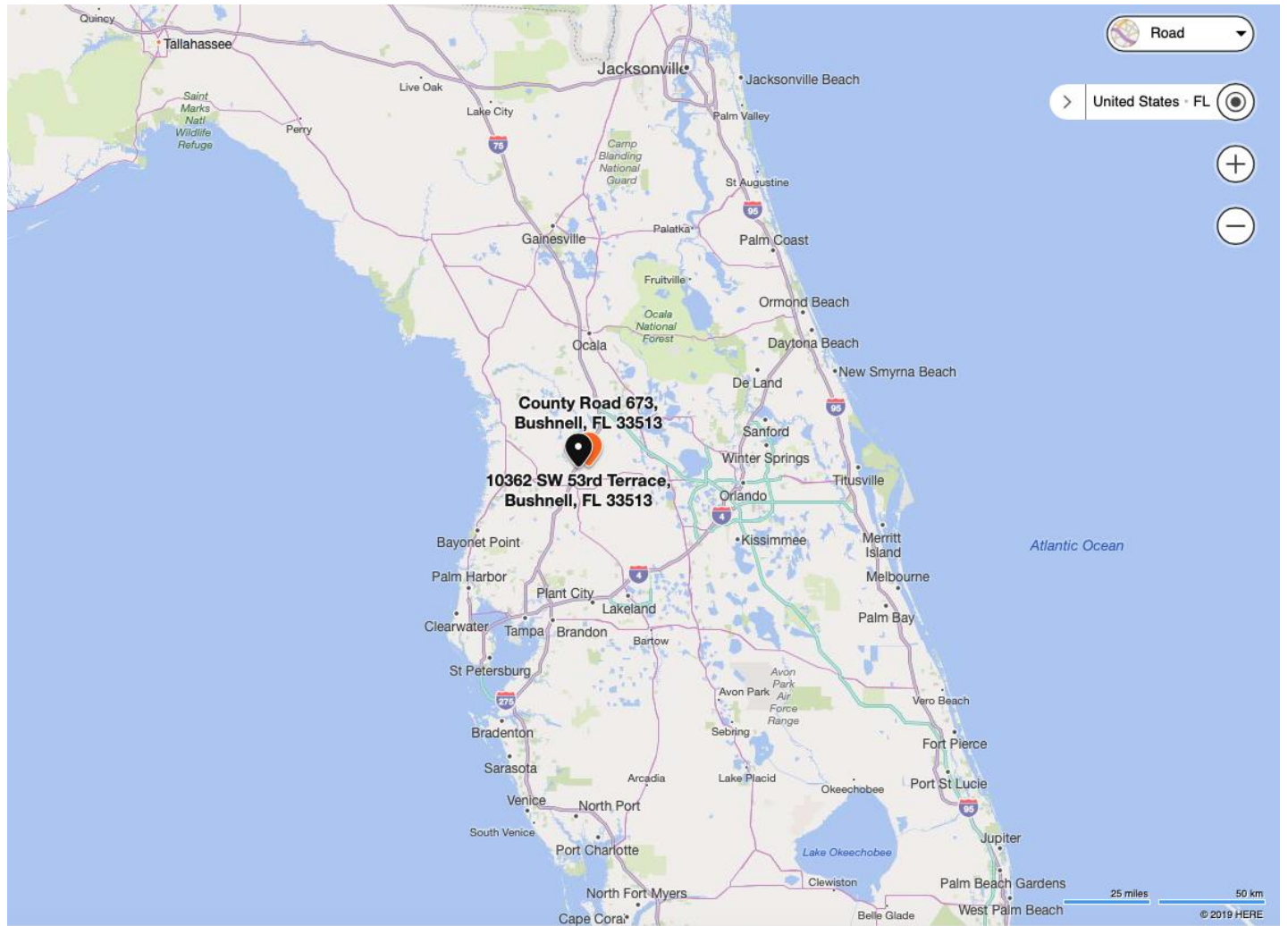
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paula O'Shea/PAULAO

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APPENDIX A
SITE FIGURES



Source: Google Maps

Sumter RV Park Site
 County Road 673
Bushnell, Sumter County, Fla.



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

SITE MAP

SEC Project No. 18-048 Figure 1

10362 Southwest 53rd Terrace, Bushnell, FL, USA

US Canada Search for more maps

order a print centered h

Topo Map



Source: Google Maps

Sumter RV Park Site
County Road 673
Bushnell, Sumter County, Fla.



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

TOPOGRAPHIC MAP

SEC Project No. 18-048 Figure 2



Source: Google Maps

Sumter RV Park Site
County Road 673
Bushnell, Sumter County, Fla.



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

AERIAL PHOTOGRAPH
SEC Project No. 18-048 Figure 3

APPENDIX B
SITE PHOTOGRAPHS

**SUMTER RV PARK SITE
BUSHNELL (SUMTER COUNTY), FLORIDA
SEC PROJECT 19-048**



Photograph 1: View of the property looking towards the south. The road is County Road 671.



Photograph 2: Interior view of the northern portion of the site looking towards the west.



Photograph 3: Interior view of the northern portion of the property looking towards the west.

**SUMTER RV PARK SITE
BUSHNELL (SUMTER COUNTY), FLORIDA
SEC PROJECT 19-048**



Photograph 4: View of the subject property looking towards the west. The street is County Road 671.



Photograph 5: View of the central portion of the property looking towards the north.



Photograph 6: View of the property looking towards the west.

**SUMTER RV PARK SITE
BUSHNELL (SUMTER COUNTY), FLORIDA
SEC PROJECT 19-048**



Photograph 7: View of the property looking towards the north.



Photograph 8: View of the property looking towards the north.



Photograph 9: View of the entrance to the site from County Road 673 looking towards the north.

**SUMTER RV PARK SITE
BUSHNELL (SUMTER COUNTY), FLORIDA
SEC PROJECT 19-048**



Photograph 10: View of the property looking towards the north.

APPENDIX C
LEGAL DESCRIPTION

Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-002

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN B (TI)		
Site Address	, FL		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE NW 1/4 OF NE 1/4 OF NE 1/4			

GIS Aerial



Property & Assessment Values

Land Value	\$560.00
Market Value	\$61,990.00
Assessed Value	\$560.00
Total Taxable Value	\$560.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2016	3106/598	WD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
06/1994	518/462	WD	V (Q)	\$45,000.00	LEEBERG ALBERT
08/1973	144/341	WD	V (U)	\$7,100.00	LEEBERG ALBERT
05/1970	110/227	WD	V (U)	\$100.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	8.00 Acre		
2	Pond/ Sawgrass Marsh (6060V)	2.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2018

updated: 3/14/2019

Result: 1 of 1

DISCLAIMER

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-003

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN B (TI)		
Site Address	, FL		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
NW 1/4 OF NE 1/4 LESS 1-75 R/W LESS THAT PORT DEEDED TO STATE FOR R/W IN OR 2648 PG 6			

GIS Aerial



Property & Assessment Values

Land Value	\$1,470.00
Market Value	\$157,120.00
Assessed Value	\$1,470.00
Total Taxable Value	\$1,470.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2016	3106/598	WD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
01/1988	359/421	WD	V (U)	\$92,000.00	LEEBERG ALBERT
10/1986	359/419	WD	V (U)	\$100.00	LEEBERG ALBERT
12/1983	287/295	QC	V (U)	\$100.00	LEEBERG ALBERT
04/1973	140/682	QC	V (U)	\$0.00	LEEBERG ALBERT
06/1972	135/547	WD	V (U)	\$100.00	LEEBERG ALBERT
02/1968	91/266	WD	V (U)	\$200.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	15.00 Acre		
2	Pond/ Sawgrass Marsh (6060V)	24.43 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2018

updated: 3/14/2019

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-004

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN B (TI)		
Site Address	5682 CR 673, BUSHNELL, FL 33513		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AG IMPROVED NON-HX (05200)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built	1958	Tax District	County (1001)
Heated Area	576 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 LESS I-75 RW LESS THAT PORT DEEDED TO THE STATE FOR RW IN OR 2648 PG 6			

GIS Aerial



Property & Assessment Values

Land Value	\$4,520.00
Market Value	\$21,500.00
Assessed Value	\$8,200.00
Total Taxable Value	\$8,200.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VI (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	1 (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2016	3106/598	WD	1 (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
07/2013	2468/006	WD	1 (U)	\$0.00	CARTER DARYL M
04/2004	1195/417	WD	V (U)	\$1,235,000.00	UNKNOWN
08/1990	412/287	WD	1 (U)	\$3,000.00	LEEBERG ALBERT
06/1990	408/483	WD	1 (U)	\$1,500.00	LEEBERG ALBERT
06/1990	409/677	WD	1 (U)	\$2,000.00	LEEBERG ALBERT
06/1990	409/678	WD	1 (U)	\$2,000.00	LEEBERG ALBERT
06/1990	409/679	WD	1 (U)	\$2,000.00	LEEBERG ALBERT
07/1989	393/104	WD	1 (U)	\$3,000.00	LEEBERG ALBERT
07/1989	393/104	WD	1 (U)	\$3,000.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
1	Single Family	RES 250 (R25)	Wall Type 2	1958	BAS=576 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	HOMESITE (5000R)	1.00 Acre		
2	Native Pasture (6040R)	1.32 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
		NONE	

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-005

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN M (TI)		
Site Address	, FL		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
NE 1/4 OF NW 1/4 LESS E 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 LESS 1-75 RW LESS THAT PORT DEEDED TO STATE FOR R/W IN OR 2648 PG 6 LESS THAT PORT OF NE 1/4 OF SW 1/4 OF NW 1/4 LYING W OF 1-75			

GIS Aerial



Property & Assessment Values

Land Value	\$1,740.00
Market Value	\$85,080.00
Assessed Value	\$1,740.00
Total Taxable Value	\$1,740.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN M (TIC)
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
04/1984	286/795	WD	V (U)	\$100.00	LEEBERG ALBERT
04/1984	286/796	WD	V (U)	\$33,000.00	LEEBERG ALBERT
03/1984	285/423	WD	V (U)	\$0.00	LEEBERG ALBERT
12/1981	259/111	WD	V (U)	\$0.00	LEEBERG ALBERT
07/1972	130/441	WD	V (U)	\$1,500.00	LEEBERG ALBERT
07/1972	130/453	WD	V (U)	\$1,500.00	LEEBERG ALBERT
06/1972	130/155	WD	V (U)	\$1,500.00	LEEBERG ALBERT
06/1972	130/156	WD	V (U)	\$1,500.00	LEEBERG ALBERT
09/1971	122/53	WD	V (U)	\$100.00	LEEBERG ALBERT
09/1971	3/533	WD	V (U)	\$0.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Improved Pasture (6010V)	8.00 Acre		
2	Native Pasture (6040V)	9.47 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-007

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M		
Site Address	5997 SW 104TH LN, BUSHNELL, FL 33513		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AG W/ MISC IMP (05300)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
NE 1/4 OF SW 1/4 OF NW 1/4 & S 1/2 OF SW 1/4 OF NW1/4 LESS I-75 R/W & INTERCHANGE LESS THE NE 1/4 OF SW 1/4 OF NW 1/4 LYING W OF I-75			

GIS Aerial



Property & Assessment Values

Land Value		\$820.00
Market Value		\$67,840.00
Assessed Value		\$1,820.00
Total Taxable Value		\$1,820.00
Exemptions	None	\$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	V (U)	\$100.00	CARTER DARYL M
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
04/1984	286/760	WD	V (U)	\$55,000.00	LEEBERG ALBERT
03/1984	286/757	WD	V (U)	\$100.00	LEEBERG ALBERT
04/1982	258/72	QC	V (U)	\$100.00	LEEBERG ALBERT
10/1979	222/669	QC	V (U)	\$1,000.00	LEEBERG ALBERT
10/1979	223/746	QC	V (U)	\$1,000.00	LEEBERG ALBERT
05/1970	110/286	QC	V (U)	\$100.00	LEEBERG ALBERT
11/1969	106/439	WD	V (U)	\$3,000.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
			NONE		

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	12.58 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2018

updated: 3/14/2019

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-008

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN B (TI)		
Site Address	, FL		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 LESS RD R/W OR 140 PG 585 OR 186 PG 140			

GIS Aerial



Property & Assessment Values

Land Value	\$310.00
Market Value	\$34,000.00
Assessed Value	\$310.00
Total Taxable Value	\$310.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	I (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2016	3106/598	WD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
10/1995	574/432	WD	V (U)	\$100.00	LEEBERG ALBERT
09/1995	566/663	WD	V (Q)	\$30,000.00	LEEBERG ALBERT
04/1977	186/140	WD	V (U)	\$2,500.00	LEEBERG ALBERT
01/1972	125/492	WD	V (U)	\$100.00	LEEBERG ALBERT
11/1971	1263/674	WD	V (U)	\$100.00	LEEBERG ALBERT
03/1970	140/585	AA	V (U)	\$2,500.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	4.80 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2018

updated: 3/14/2019

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-011

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator Retrieve Tax Record 2015 Property Card
 2018 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN B (TI)		
Site Address	, FL		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N 330 FT OF SE 1/4 OF NW 1/4 LESS 1-75 R/W OR 206 PG 55			

GIS Aerial



Property & Assessment Values

Land Value	\$650.00
Market Value	\$61,990.00
Assessed Value	\$650.00
Total Taxable Value	\$650.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2016	3106/598	WD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
04/1984	286/756	WD	V (U)	\$30,000.00	LEEBERG ALBERT
09/1981	250/574	WD	V (U)	\$17,500.00	LEEBERG ALBERT
11/1978	206/53	WD	V (U)	\$0.00	LEEBERG ALBERT
11/1978	208/505	WD	V (U)	\$13,900.00	LEEBERG ALBERT
09/1978	206/55	WD	V (U)	\$95,000.00	LEEBERG ALBERT
08/1978	206/52	QC	V (U)	\$100.00	LEEBERG ALBERT
10/1972	133/677	WD	V (U)	\$56,900.00	LEEBERG ALBERT
02/1969	99/543	WD	V (U)	\$0.00	LEEBERG ALBERT
02/1969	99/545	WD	V (U)	\$100.00	LEEBERG ALBERT
10/1963	52/307	WD	V (U)	\$4,500.00	LEEBERG ALBERT
01/1963	51/272	WD	V (U)	\$6,000.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	10.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

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Sumter County Property Appraiser

updated: 3/14/2019

2018 Certified Values

PARCEL ID: R03-013

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator

Retrieve Tax Record

2015 Property Card

2018 TRIM (pdf)

GIS Map

Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARTER DARYL M & KIRSTEN B (TI)		
Site Address	, FL		
Mail Address	PO BOX 568821, ORLANDO, FL 32856		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	03/22/21	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
SE 1/4 OF NW 1/4 LESS N 330 FT AND THAT PART OF NE 1/4 OF SW 1/4 LYING N OF SR 478 AND THAT PART OF NW 1/4 OF SW 1/4 LYING N OF SR 478 & E OF I-75 R/W INTERCHANGES OR 136 PG 691 OR 136 PG 692			

GIS Aerial



Property & Assessment Values

Land Value	\$5,580.00
Market Value	\$184,180.00
Assessed Value	\$5,580.00
Total Taxable Value	\$5,580.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VI (Qual)	Sale Price	Grantor
10/2016	3184/625	CD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2016	3106/598	WD	V (U)	\$100.00	CARTER DARYL M & KIRSTEN B (TIC)
04/2004	1195/417	WD	V (U)	\$1,235,000.00	CARTER DARYL M
04/1984	286/761	WD	V (U)	\$350,000.00	LEEBERG ALBERT
01/1973	136/691	WD	V (U)	\$150,000.00	LEEBERG ALBERT
01/1973	136/692	WD	V (U)	\$100.00	LEEBERG ALBERT
04/1971	118/525	WD	V (U)	\$45,000.00	LEEBERG ALBERT
04/1966	76/350	WD	V (U)	\$26,274.00	LEEBERG ALBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	20.85 Acre		
2	Pond/ Sawgrass Marsh (6060V)	1.15 Acre		
3	Improved Pasture (6010V)	30.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2018

updated: 3/14/2019

Result: 1 of 1

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APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION



Source: Google Maps

<p>Sumter RV Park Site County Road 673 Bushnell, Sumter County, Fla.</p>		<p>S. E. C. Steele Environmental Consulting, Inc.</p>	<p>AERIAL PHOTOGRAPH (1995) SEC Project No. 18-048 Figure 4</p>
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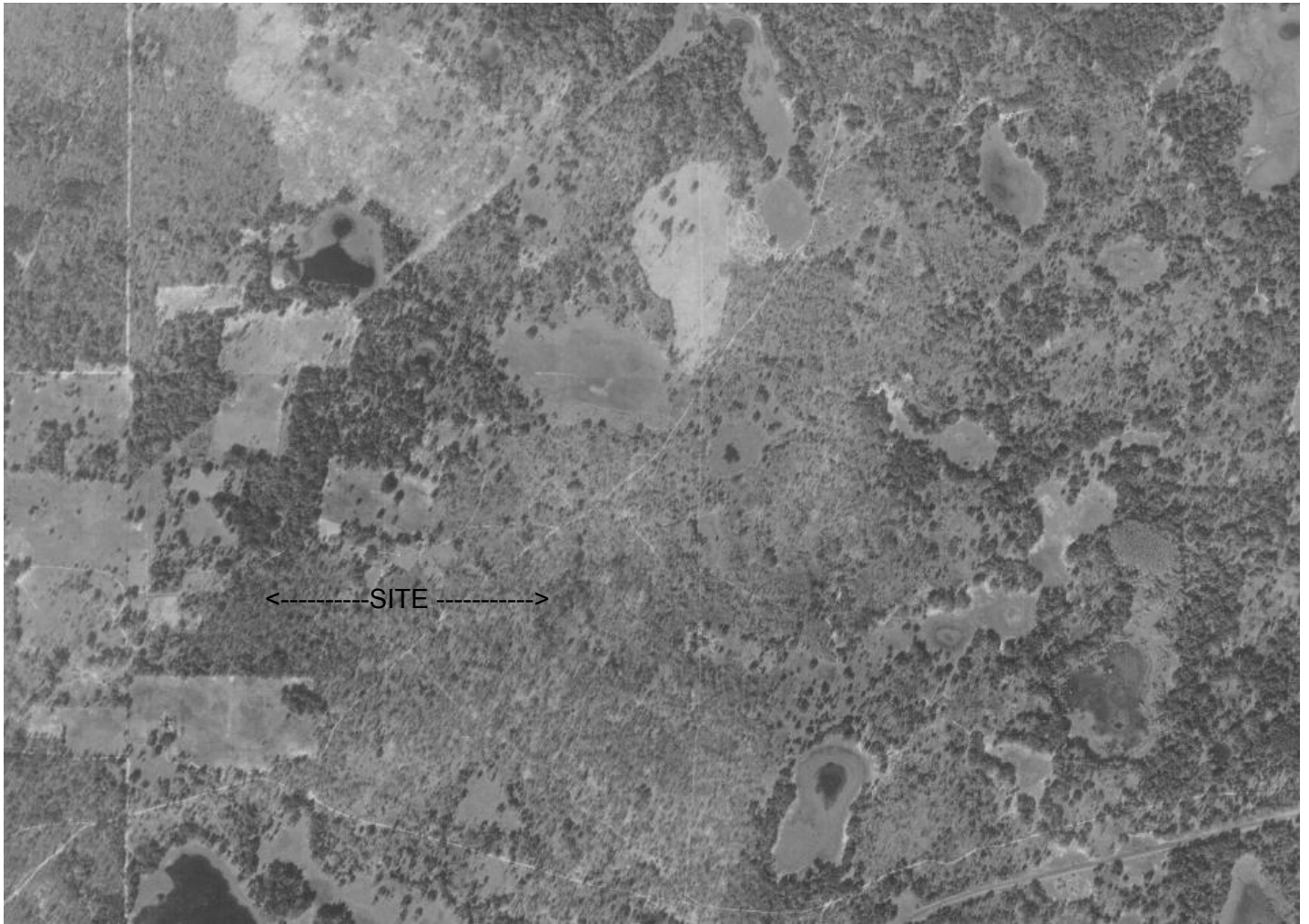
Source: Google Maps

Sumter RV Park Site
County Road 673
Bushnell, Sumter County, Fla.



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

AERIAL PHOTOGRAPH
(1969)
SEC Project No. 18-048 Figure 5



Source: Google Maps

Sumter RV Park Site
County Road 673
Bushnell, Sumter County, Fla.



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

AERIAL PHOTOGRAPH
(1952)
SEC Project No. 18-048 Figure 6

APPENDIX E

REGULATORY RECORDS DOCUMENTATION



On time. On target. In touch.™

E RecSearch Report

[GeoLens by GeoSearch](#)

Target Property:

Planned RV Park

Co Rd 673

Bushnell, Sumter County, Florida 33513

Prepared For:

Steele Environmental Consulting Inc

Order #: 123420

Job #: 284067

Project #: 19-048

Date: 03/18/2019

Table of Contents

<i>Target Property Summary</i>	1
<i>Database Summary</i>	2
<i>Database Radius Summary</i>	6
<i>Radius Map</i>	10
<i>Ortho Map</i>	12
<i>Topographic Map</i>	13
<i>Unlocated Sites Summary</i>	15
<i>Environmental Records Definitions</i>	17
<i>Unlocatable Report</i>	See Attachment
<i>Zip Report</i>	See Attachment

Disclaimer

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

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

Target Property Summary

Target Property Information

*Planned RV Park
Co Rd 673
Bushnell, Florida 33513*

Coordinates

*Point (-82.195837, 28.607510)
61 feet above sea level*

USGS Quadrangle

Saint Catherine, FL

Geographic Coverage Information

County/Parish: Sumter (FL)

ZipCode(s):

Bushnell FL: 33513

Webster FL: 33597

Database Summary

FEDERAL LISTING

Standard Environmental Records

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

Additional Environmental Records

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

Database Summary

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

Database Summary

STATE (FL) LISTING

Standard Environmental Records

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

Additional Environmental Records

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

Database Summary

TRIBAL LISTING

Standard Environmental Records

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

SUB-TOTAL		0	0	
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Additional Environmental Records

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

SUB-TOTAL		0	0	
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TOTAL		0	0	
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Database Radius Summary

FEDERAL LISTING

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

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

Database Radius Summary

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

Database Radius Summary

STATE (FL) LISTING

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

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

Database Radius Summary

TRIBAL LISTING

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

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

SUB-TOTAL		0	0	0	0	0	0	0
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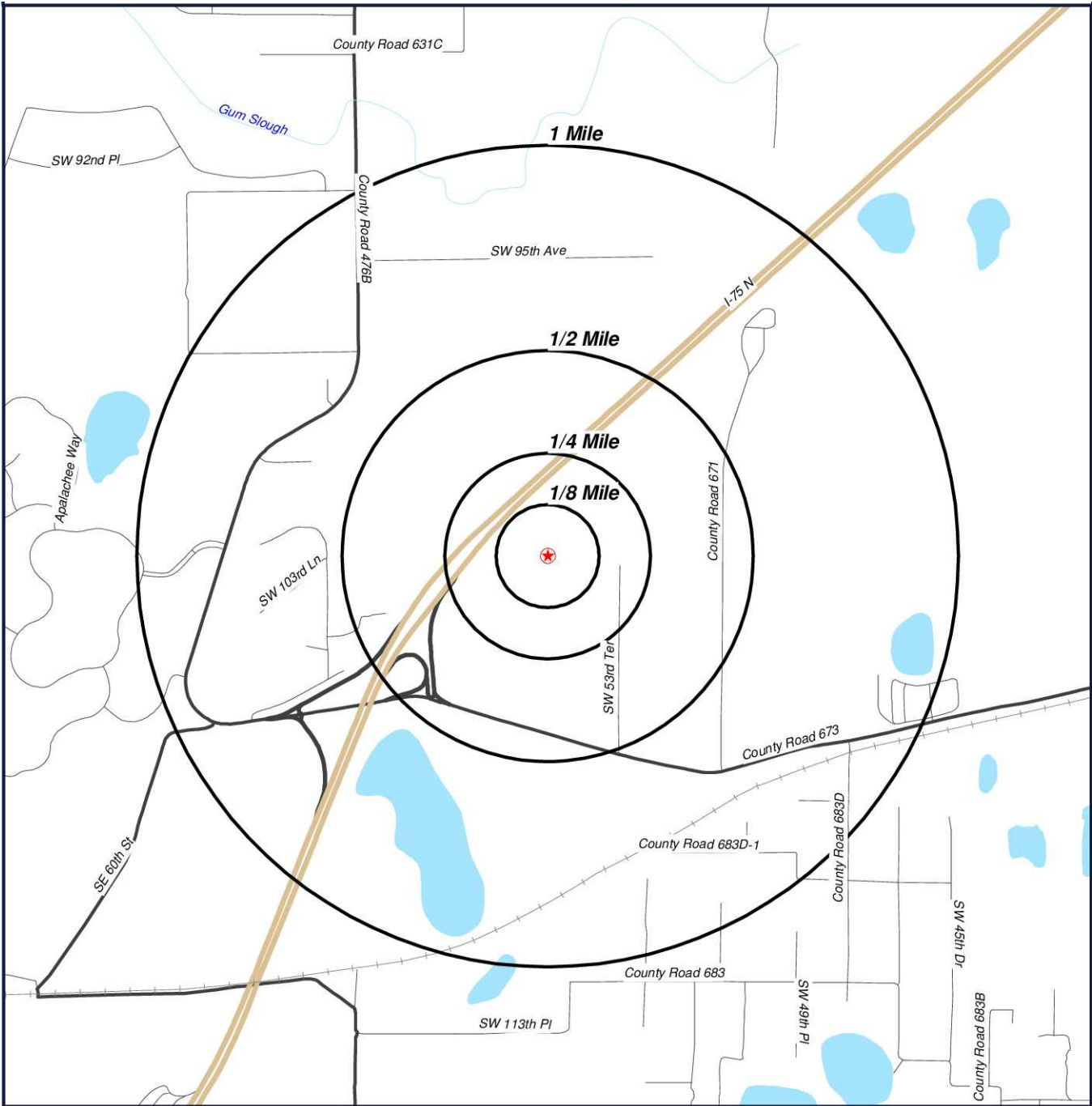
TOTAL		0	0	0	0	0	0	0
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NOTES:

NS = NOT SEARCHED

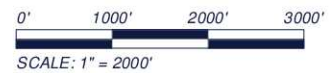
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



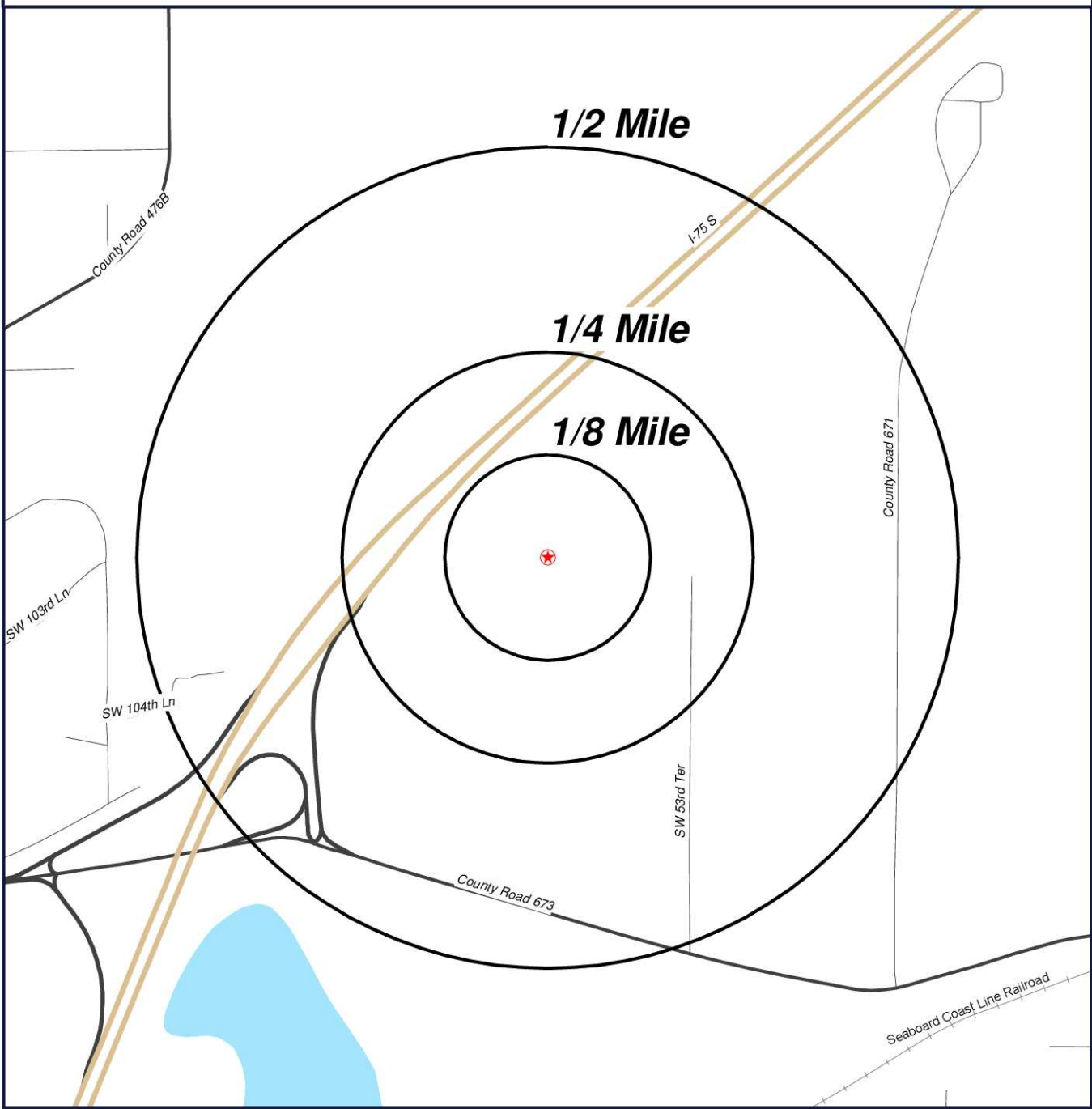
★ Target Property (TP)

**Planned RV Park
Co Rd 673
Bushnell, Florida
33513**



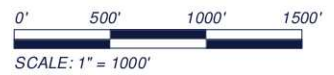
[Click here to access Satellite view](#)

Radius Map 2



★ Target Property (TP)

**Planned RV Park
Co Rd 673
Bushnell, Florida
33513**



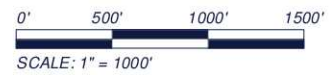
[Click here to access Satellite view](#)

Ortho Map



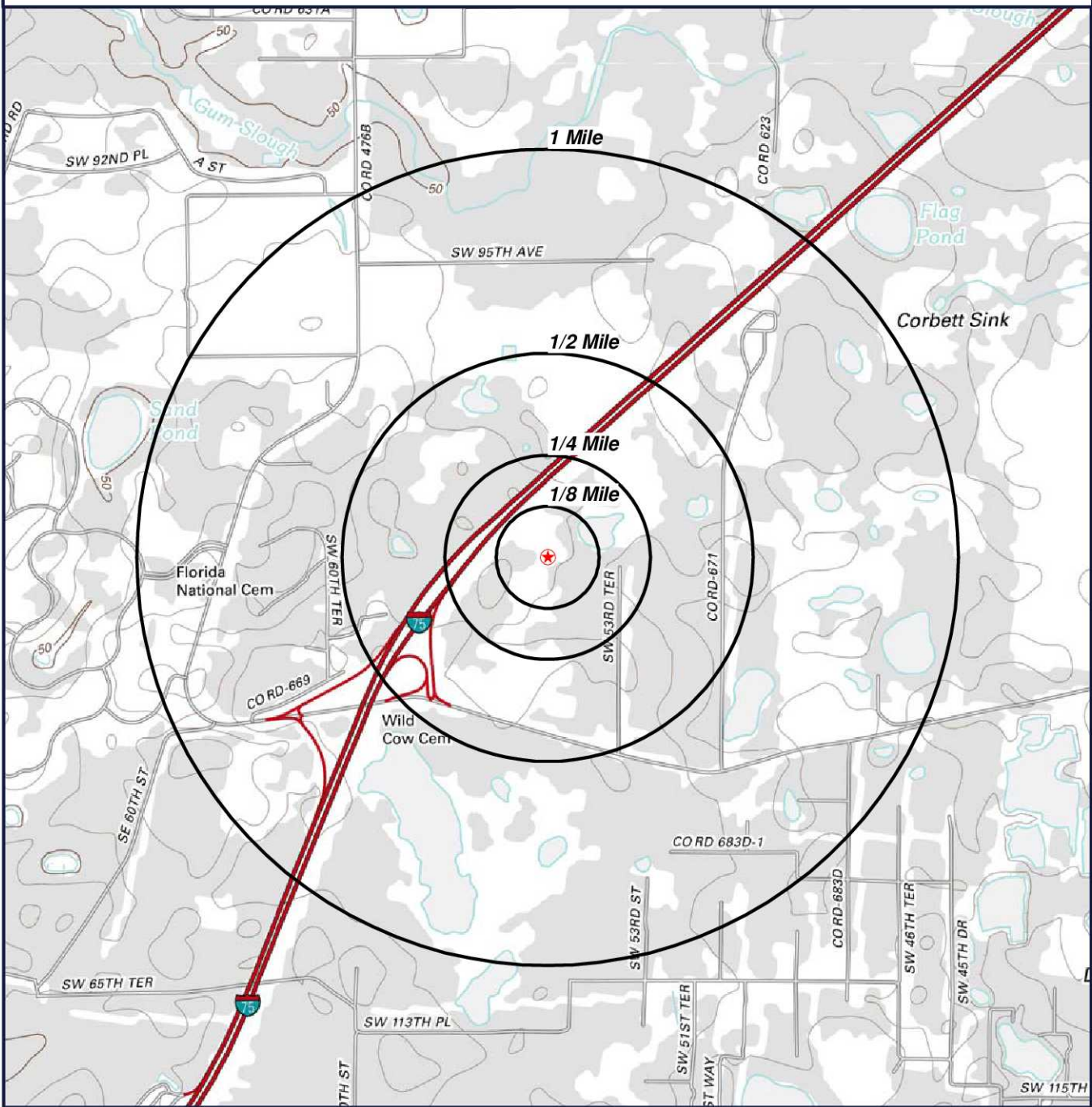
★ Target Property (TP)

**Quadrangle(s): Saint Catherine
Planned RV Park
Co Rd 673
Bushnell, Florida
33513**



[Click here to access Satellite view](#)

Topographic Map



★ Target Property (TP)

Quadrangle(s): Saint Catherine
Source: USGS, 07/26/2012
Planned RV Park
Co Rd 673
Bushnell, Florida
33513



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Located Sites Summary

No Records Found.

Elevation Summary

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

Target Property Elevation: 61 ft.

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

No Records Found.

Unlocated Sites Summary

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

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

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

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 10/05/17

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

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

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR04 Enforcement and Compliance History Information

VERSION DATE: 03/09/19

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

ERNSFL Emergency Response Notification System

VERSION DATE: 10/28/18

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

FRSFL Facility Registry System

VERSION DATE: 10/09/18

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

HMIRSR04 Hazardous Materials Incident Reporting System

VERSION DATE: 09/30/18

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

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 03/09/19

Environmental Records Definitions - FEDERAL

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

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

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

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

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

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

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

NPDES04 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

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

PADS PCB Activity Database System

VERSION DATE: 09/14/18

Environmental Records Definitions - FEDERAL

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

PCSR04 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 02/22/19

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

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

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

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of

Environmental Records Definitions - FEDERAL

these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

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

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR04 Resource Conservation & Recovery Act - Generator

VERSION DATE: 12/17/18

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

Environmental Records Definitions - FEDERAL

RCRANGR04

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 03/01/19

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

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

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

HISTPST

Historical Gas Stations

VERSION DATE: NR

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

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/01/18

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

MRDS

Mineral Resource Data System

VERSION DATE: 03/15/16

Environmental Records Definitions - FEDERAL

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/31/18

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

BF Brownfields Management System

VERSION DATE: 12/21/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 02/06/19

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

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 12/17/18

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

Environmental Records Definitions - FEDERAL

ODI Open Dump Inventory

VERSION DATE: 06/01/85

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

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

VERSION DATE: 12/17/18

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

SEMS Superfund Enterprise Management System

VERSION DATE: 03/11/19

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

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 12/13/18

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

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 09/14/18

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

Environmental Records Definitions - FEDERAL

and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

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

DOD Department of Defense Sites

VERSION DATE: 12/01/14

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

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

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

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NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 12/17/18

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

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

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

NPL National Priorities List

VERSION DATE: 02/06/19

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

PNPL Proposed National Priorities List

VERSION DATE: 02/06/19

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

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems

Environmental Records Definitions - FEDERAL

that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

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

VERSION DATE: 12/17/18

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

RODS Record of Decision System

VERSION DATE: 08/13/18

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

Environmental Records Definitions - STATE (FL)

DEPCLEANUP

Florida Department of Environmental Protection Cleanup Sites

VERSION DATE: 01/21/19

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

GWCA

Ground Water Contamination Areas

VERSION DATE: 10/15/10

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

ICEC

Engineering and Institutional Control Sites

VERSION DATE: 09/06/18

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

SPILLS

Spills Listing

VERSION DATE: 06/01/17

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

UIC

Underground Injection Control Wells

VERSION DATE: 02/06/19

This Class I Underground Injection Control (UIC) wells database is provided by the in Florida Department of

Environmental Records Definitions - STATE (FL)

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

CDV Cattle Dip Vats

VERSION DATE: NR

This list of located Cattle Dipping Vats is provided by the Florida Department of Environmental Protection (FDEP), Bureau of Waste Cleanup. According to the FDEP, from the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard. Some of the sites have been located and are currently under investigation. However, most of the listings are from old records of the State Livestock Board, which listed each vat as it was put into operation. In addition, some privately operated vats may have existed which were not listed by the Livestock Board. Some county boundaries may have changed since the vats were first listed.

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 03/01/19

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

AST Aboveground Storage Tanks

VERSION DATE: 01/08/19

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

CLEANERS Dry Cleaners

VERSION DATE: 02/20/19

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

Environmental Records Definitions - STATE (FL)

HISTCLEANERS Historical Dry Cleaners

VERSION DATE: 08/02/13

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

UST Underground Storage Tanks

VERSION DATE: 01/08/19

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

BF Brownfield Areas

VERSION DATE: 11/07/18

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

BSRA Brownfields Site Rehabilitation Agreement Sites

VERSION DATE: 11/07/18

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. After a local municipality in Florida designates an area as a brownfield to encourage redevelopment and focus upon revitalization, a resolution is passed and property owners within that designated area optionally may remediate or redevelop their property. Executed Brownfield Site Rehabilitation Agreements (BSRAs) are voluntary cleanup

Environmental Records Definitions - STATE (FL)

agreements between a responsible party and FDEP or a delegated local pollution control program. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

CLEANUPS Drycleaning Solvent Program Cleanup Sites

VERSION DATE: 11/20/18

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

LUAST Registered Leaking Storage Tanks

VERSION DATE: 11/16/18

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

SWF Solid Waste Facilities

VERSION DATE: 03/07/19

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

VCS Voluntary Cleanup Sites

VERSION DATE: 11/26/18

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

Environmental Records Definitions - STATE (FL)

SHWS

State Hazardous Waste Sites

VERSION DATE: 12/19/18

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

Environmental Records Definitions - TRIBAL

USTR04 Underground Storage Tanks On Tribal Lands

VERSION DATE: 09/24/18

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

LUSTR04 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 09/24/18

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

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

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

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX F
INTERVIEW DOCUMENTATION

Section 3, Township 22 South, Range 21 East

ENVIRONMENTAL SITE OBSERVATION GUIDE & INTERVIEW INFORMATION

**&
TRANSACTION SCREEN QUESTIONNAIRE**

Site Name: Sumter RV Park Site Project Number 19-048
 Address/Location: County Road 672 / I-75, Sumter County, Bushnell, Florida
 Site Interview(s) with: SURVEY CREW
 Completed by: Richard G. Steele Signature: RICK STEELE Date: 03/15/2019

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

A. GENERAL SITE OBSERVATIONS

1. Property Description: approximately 146 acres (xxx) undeveloped land
 - () paving & utility improvements (xx) # buildings = 0
 - () occupied (xxx) unoccupied (xx) fenced
 - () city sewer () septic system () floor drains
 - () city water () well water (X) boundaries identified
2. Land Uses: Open Land COWS
3. Former Land Use(s): Vacant lot

B. SPECIFIC SITE OBSERVATIONS:

PROPERTY CONDITION

LOCATION AND SIGNIFICANCE

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

NO CATTLE DIPPING
VATS

Question

Owner

Occupants

**Section 3, Township 22 South, Range 21 East
Observed During Site Visit**

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

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

Yes No Unk Yes No Unk

Yes No Unk

Section 3, Township 22 South, Range 21 East

Question	Owner	Occupants	Observed During Site Visit
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
18. Does the <i>property</i> discharge waste water on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>

Section 3, Township 22 South, Range 21 East
Observed During Site Visit

Question

Owner

Occupants

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

Yes No Unk_ Yes No Unk

Yes No Unk

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

Yes No Unk_ Yes No Unk

Yes No Unk

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

Name: Richard G. Steele, P.G.
 Title: President
 Firm: Steele Environmental Consulting, Inc.
 Address: 6921 Friendship Drive
Sarasota, Florida 34241
 Phone number: (941) 724-3159
 Date: _____

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

Copies of the completed questionnaire have been filed at: _____

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

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

Rich Steele March 15, 2019
 Signature Date

APPENDIX G
CLIENT CONTRACT



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

Celebrating 20 Years in Business!

February 28, 2019

Mr. Sanjay Amin
Cone & Graham
5101 Cone Road
Tampa, Florida 33610

*e-mailed 2/29/2019
813-610-6392
next week?*

Via e-mail: sanjayamin557@hotmail.com

Approved

Subject: **Proposal to Conduct Phase I Environmental Site Assessment (A.A.I.)**
Planned RV Park: County Road 673 / I-75; 146 Acres, Sumter County, Florida
SEC Proposal Number 19-048

813-623-2856

Dear Mr. Amin:

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

Project Background

Based on our previous work in the vicinity, we understand that the site consists of eight adjacent parcels (approximately 146 Acres) of vacant and open land in Sumter County, Florida. Due to nearby commercial properties, SEC recommends that a Phase I Environmental Site Assessment (ESA) be conducted for the property.

Scope of Services

The objective of the proposed research is to determine if any evidence exists to suggest the presence of environmental impact to the soil and/or groundwater of the site. The specific level of diligence is in accordance with the scope and limitations of 2005 ASTM Standard. The limitations of Phase I ESAs are documented in ASTM Designation E 1527-13, "Standard Practice For Environmental Site Assessments". Matters outside the scope of this investigation include, but are not limited to: asbestos containing material, radon, mold, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Please feel free to contact us if you are interested in adding any of these matters to the scope of work for this project.

The Scope of Services, which is in accordance with the new EPA AAI Standards and ASTM Practice 1527-13, is found attached to this proposal as Attachment A. This Scope of Services generally reflects our understanding of the level of effort that is appropriate for the Phase I for the subject property.

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(941) 355-4395 steele-environmental@live.com

Mr. Sanjay Amin
February 28, 2019
Page 2

Fees

We propose to conduct the Phase I Environmental Assessment in general accordance with the attached Scope of Services for a lump sum fee of \$1700.00. This lump sum fee will be due upon delivery of the completed Phase I Site Assessment. SEC will provide two copies of the final report, unless other arrangements are made.

Please provide the following data to SEC:

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

Schedule

Upon receipt of your authorization to conduct the Phase I for this site SEC will schedule the requisite field visit. A completed report shall be delivered to you within 10 days of receipt of the signed authorization. This schedule assumes that site access is readily available. If there are special scheduling requirements, we can meet your needs.

Authorization

Upon receipt of the proposal, please sign the authorization and return one complete proposal to our office, receipt of which will constitute our Notice to Proceed. SEC presumes that by authorizing this contract, you have obtained permission for SEC to conduct these services on the subject property. Please complete the attached questionnaire to the best of your ability. We appreciate the opportunity to assess the subject project site. If you need additional information regarding this proposal, scope of work, or anything regarding the project, please feel free to call at (941) 355-4395.

Sincerely,

STEELE ENVIRONMENTAL CONSULTING, INC.

Richard G. Steele

Richard G. Steele, P.G., President

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

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

PROPOSAL ACCEPTED BY: _____ DATE: _____

FIRM/OWNERS REPRESENTATIVE _____ TITLE _____

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(941) 355-4395 steele-environmental@live.com

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

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

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

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

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

**6921 Friendship Drive, SARASOTA, FLORIDA 34241
(941) 355-4395 steele-environmental@live.com**



STEELE ENVIRONMENTAL CONSULTING, INC.

ENVIRONMENTAL SITE ASSESSMENT USER INFORMATION

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

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

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

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

4. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? Such As:

Do you know the past use of the property?

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

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

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

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5. Does the purchase price of the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
-
-

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

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

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

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

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

Name of User: _____ Date: _____



STEELE ENVIRONMENTAL CONSULTING, INC.

TERMS AND CONDITIONS

January 1, 2019

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

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

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

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

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

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

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

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

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

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

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

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

6921 Friendship Drive, SARASOTA, FLORIDA 34241
(941) 355-4395 steele-environmental@live.com

phase 1

sanjay amin <sanjayamin577@hotmail.com>

Tue 3/12/2019 1:44 PM

To: Richard Steele <steele-environmental@live.com>

Cc: viralpatel1711@gmail.com <viralpatel1711@gmail.com>;

ashishpatel1179@hotmail.com <ashishpatel1179@hotmail.com>; Niraj Amin <nirajamin@hotmail.com>

19-048

Richard please proceed forward with a phase 1 report for the 146 acres in Bushnell.

Make the report out to:

Viral Patel/Sanjay Amin
Vcare Consultants, LLC

Thank You

Aerial Photo Review

2018 VACANT Trees CATTLE

2010 VACANT Houses nearby

2000 VACANT
1995 VACANT photo

1969 VACANT House in Southern photo
Disturbed area north - old Gravel pit?

1960 VACANT no I-75

1952 VACANT photo no I-75

1941 VACANT