

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

conducted on

**Vacant Commercial Land
Orange Avenue (PIN # 2407-311-0001-000-7)
Fort Pierce
St. Lucie County, Florida**

April 19, 2022

Prepared for and Certified to:

Vital Transportation Partners

EAC Project Number: 22-0341

Prepared by:

**Environmental Assessments & Consulting
1500 NW 3rd Street, Suite 104
Deerfield Beach, Florida 33442**



April 19, 2022

EAC Project No.: 22-0341

Vital Transportation Partners

Mr. Richard Shick
2840 Centerport Circle
Pompano Beach, Florida 33064

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT - Vacant Commercial Land - Orange Avenue (PIN # 2407-311-0001-000-7) - Fort Pierce - St. Lucie County - Florida

Dear Mr. Richard Shick:

Environmental Assessments & Consulting (EAC) has completed a Phase I Environmental Site Assessment (ESA) of the above captioned site located in St. Lucie County, Florida. All work was performed in accordance with the Scope of Work outlined in the EAC proposal dated March 31, 2022.

This Phase I ESA was conducted in accordance with the scope and limitations of the EPA's All Appropriate Inquiry (AAI) rule (40 CFR 312) and in compliance with ASTM International Standard Practice E1527-21. This report was prepared for the sole use and benefit of Vital Transportation Partners and its subsidiaries, affiliates, successors and assigns.

This report documents the environmental concerns identified on the subject property and addresses the associated risks to the environment. EAC acknowledges the fact that Vital Transportation Partners is relying on the information contained in this Phase I ESA report to assess the environmental condition of the subject property, and the scope of work was sufficient in EAC's opinion to uncover potential Recognized Environmental Conditions (RECs) at the subject property pursuant to the above standards. This ESA report was prepared for and is certified to Vital Transportation Partners for their exclusive use. EAC warrants that this Phase I ESA was conducted in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

In the professional opinion of EAC, an appropriate level of inquiry has been made into the current and previous ownership and uses of the subject property consistent with good commercial and customary practices in an effort to minimize liability, and no evidence of RECs, CRECs, or HRECs has been identified.

Should you have any questions, please feel free to call us at (954) 353-7442.

Respectfully submitted,
Environmental Assessments & Consulting

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Division Manager
Licensed Environmental Professional No. 364
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1.0 EXECUTIVE SUMMARY

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment (ESA), EAC has researched the subject property in an attempt to identify Recognized Environmental Conditions (RECs) in accordance with the EPA's All Appropriate Inquiry (AAI) rule and in compliance with ASTM International Standard Practice E1527-21. Any exceptions to, or deletions from, this practice are described in this report.

Report submittal date: April 29, 2022

Vacant Commercial Land - Orange Avenue (PIN # 2407-311-0001-000-7) - Fort Pierce - St. Lucie County - Florida

EAC Project Number: 22-0341

Environmental Assessments & Consulting

1500 NW 3rd Street, Suite 104

Deerfield Beach, Florida 33442

Phone: (954) 353-7442

Name of Environmental Professional for Project: D.S. Monty Watson

Name of Site Inspector for Project: D.S. Monty Watson

I. Property Use

Current Use(s): According to the Saint Lucie County Property Appraiser, the subject property is 5.1 acres in size and rectangular in shape with no structures, zoned for commercial development. The subject property is currently undeveloped, vacant land.

Historical Use(s): The subject property was historically part of a larger citrus grove to the north and south from at least 1944 through sometime in the 1980s.

II. Investigations

Scope of Work: This Phase I ESA was conducted in accordance with the scope and limitations of the EPA's AAI rule (40 CFR § 312) and in compliance with ASTM International Standard Practice E1527-21.

Exceptions: None.

Data Gaps: The subject property could not be identified to 1940 or first developed use, as the earliest source (1944 aerial photograph) showed it in use as a citrus grove. This constitutes both a Data Gap and Data Failure. No Sanborn maps were found for the area of the subject property. Additionally, a search for environmental liens and AULs was neither requested or provided by the *User*, nor conducted by EAC as part of this Phase I ESA. Based on the information obtained during this assessment, it is EAC's professional opinion that this lack of information is not a significant issue that would suggest a Recognized Environmental Condition (REC).

1.1 Findings

EAC has researched the subject property in an attempt to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) in accordance with the EPA's AAI rule and in compliance with ASTM International Standard Practice E1527-21. These terms (REC / CREC / HREC) are further defined within [**Section 10.0**](#).

Recognized Environmental Conditions (RECs): None Identified

Controlled Recognized Environmental Conditions (CRECs): None Identified

Historical Recognized Environmental Conditions (HRECs): None Identified

1.2 Conclusions

This investigation has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property.

Based on the results of this assessment, no additional investigation is deemed necessary at this time.

The subject property was historically part of a larger citrus grove to the north and south from at least 1944 through sometime in the 1980s. It is likely to presume that fertilizers, pesticides and / or herbicides were routinely applied as part of normal maintenance operations. However, no buildings, well pump houses, or other structures indicative of chemical storage or mixing areas were identified at the site. Prolonged pesticide and / or herbicide use may have resulted in residual amounts of these chemicals surviving on the subject property; however, EAC has no evidence or reason to believe that the levels of these chemicals are above those normally associated with similar pieces of property in this general area and with similar historical backgrounds, so this is not considered evidence of an REC.

2.0 INTRODUCTION

2.1 Purpose

This Phase I ESA was performed in order to assess the site for existing or threatened contamination from sources listed within this report. This Phase I ESA was performed in order to identify any RECs as defined within the EPA's AAI rule. This Phase I ESA was conducted in accordance with the scope and limitations of the EPA's AAI rule (40 CFR 312) and in compliance with ASTM International Standard Practice E1527-21. This Phase I ESA was performed under the direct supervision of Environmental Professional D.S. Monty Watson.

The site visit was performed on April 12, 2022, by Mr. D.S. Monty Watson with EAC. Mr. Watson holds Master's degrees in Geosciences from Florida Atlantic University and in Environmental Policy from Florida Gulf Coast University. He also holds a Bachelor of Arts degree in Archaeology from the University of South Florida. In addition, he is a Licensed Environmental Professional with INSTEP (LEP No. 364) and a registered Geologist-in-Training (GIT No. 122) by the Florida State Board of Professional Geologists. Mr. Watson has environmental-related experience in assessing the risks associated with real-property transactions since 2003.

2.2 Detailed Scope Of Services

The site inspection consisted of visual observation and photographic documentation of the subject property, and review of the following items: environmental setting, site geology and hydrology, on-site wells, aboveground storage tanks, underground storage tanks, on-site surface waters, impoundments and other land uses, septic systems, leach beds, or other subsurface structures, drums or containers, hazardous substance or petroleum product use and storage, hazardous waste disposal / storage practices, solid or liquid waste disposal practices, a limited PCB containing transformer survey, past usage of land, aerial photograph review going back to when the subject property appeared to be virgin with no on-site structures apparent, if applicable a chain of title search (to 1940 - if possible), environmental lien search / publicly recorded instruments (to 1940 - if possible), historic city directories (if available), prior environmental assessments (or audits) if available, Sanborn Fire Insurance Maps (if available); review soil surveys, Geologic Maps of Florida, USGS Quadrangle Map, walk or drive around of adjoining properties (as possible), interview(s) with

one or more persons knowledgeable about present and past use of the land (readily accessible), record review of NPL sites, De-Listed NPL sites, CERCLIS sites, CERCLIS NFRAP sites, RCRA TSD sites, RCRA CORRACTS sites, RCRA Generator sites, ERNS sites, Federal / State / Tribal Institutional Control/Engineering Control Registries, State and Tribal List of Hazardous Waste facilities, State and Tribal equivalent NPL sites, State and Tribal equivalent CERCLIS sites, State and Tribal Aboveground Storage Tanks (AST) sites, State and Tribal Underground Storage Tank (UST) sites, State and Tribal Leaking Underground Storage Tank (LUST) sites, State and Tribal Landfill and or Solid Waste sites, State and Tribal Brownfields sites, State and Tribal Voluntary Cleanup sites and record review of state and local government environmental enforcement databases and examination of agency files on the property and adjoining properties, review of environmental permits if disclosed by owner or operator and the assembly of the environmental assessment report, including recommendations for additional investigation (if necessary). No subsurface investigation was conducted as part of this Phase I ESA.

2.3 Significant Assumptions

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 subject 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 adjoining properties. These occurrences are beyond our control. EAC 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 subject property whether the source is on-site, adjoining, or in the nearby surrounding. The 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. Information, estimates, and opinions furnished to EAC 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. EAC and its representatives assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by EAC or others. These occurrences are beyond our control.

Any site plans or drawings show approximate dimensions and are included in this report to assist the client in visualizing the site and the surroundings, and not to give a necessarily accurate dimensional representation of the site. No survey was conducted on the subject property. EAC or its representative has made no agreement to give legal testimony nor to appear in court or other hearings, formal or informal, as part of the PSA with the client or any party involved with the property. The client may make separate arrangements with EAC for testimony required now or in the future. Conclusions drawn from the results of this assessment are limited by the methods used and do not represent a warranty that all areas within the subject property are in the same condition. All portions of this report, including the Executive Summary and Limitations, are an integral part of this Phase I ESA and should not be separated from any other portion of the report.

2.4 Limitations and Exceptions

Excluded from said contract (except as qualified herein) is any actual physical determination or delineation of asbestos containing materials (ACM), wetlands on the subject property, actual testing for radon gas on the subject property; the existence of any endangered species within the property; the location of any well field protection areas; urea formaldehyde insulation, or testing for lead within any structures on the subject property; or the existence of the "sick-building" syndrome within any structure on the subject property, determination of compliance with Activity and Use Limitations (AULs), lead in drinking water determination, regulatory compliance, cultural and historical resources, industrial hygiene issues, health & safety issues, other ecological issues, indoor air quality issues, determination of on-site biological agents and mold issues. This report has presented and discusses the environmental condition of the subject property as of the date of our site inspection only and does not imply that the subject property will remain in that condition in the future. Assessment of the threat of contamination from adjoining properties is limited to a non-intrusive inspection and visual observations of the adjoining properties from the subject property and surrounding or adjoining properties, and a review of the records listed. Information for this assessment was obtained through a site visit, interviews with employees at the agencies or businesses listed, and the review of documents listed.

2.5 Special Terms and Conditions

The scope of work for this assessment was limited to performing tasks as defined in the EAC proposal dated March 31, 2022. This Phase I ESA was conducted in accordance with the scope and limitations of the EPA's AAI rule (40 CFR § 312), in compliance with ASTM International Standard Practice E1527-21, and in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

For Phase I ESAs conducted under this scope of work, the designated *User* of the report is Vital Transportation Partners. No other party shall be named *User* without express permission from Vital Transportation Partners.

2.6 User Reliance

This Phase I ESA report, conducted at the above-captioned site by EAC was prepared for and is certified to Vital Transportation Partners. Furthermore, Vital Transportation Partners can rely entirely on this report as part of their due diligence and / or loan evaluation process. The use of this report by an unauthorized third party is at their own risk.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The subject property does not have an assigned street number beyond listing as simply 'Orange Avenue' (PIN # 2407-311-0001-000-7) and is located in a low-density commercial and residential area in Section 7, Township 35 South, Range 40 East in St. Lucie County, Florida. See [Appendix I](#) for a Vicinity Map of the subject property. St. Lucie County Property Appraiser records and the legal description for the subject property are included in [Appendix VII](#) of this report.

3.2 Site and Vicinity General Characteristics

According to the Saint Lucie County Property Appraiser, the subject property is 5.1 acres in size and rectangular in shape with no structures, zoned for commercial development. The site is undeveloped, vacant land. The immediate area of the subject property is characterized primarily by low-density commercial and residential development. Access to the subject property is via Orange Avenue / County Road 68 on the north. See [Appendix II](#) for a site plan showing the significant features of the subject property. Photographs documenting the current condition of the subject property are included in [Appendix III](#).

3.3 Current Use of the Property

The subject property is currently undeveloped, vacant land.

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

The subject property is currently undeveloped, vacant land with no structures. There is a partially paved curving roadway from approximately the center of the north boundary, along with an inward-facing Stop sign, to near the southeast corner of the property. No other development, past or existing, was evident.

No septic systems, floor drains, storm drains, oil-water separators, clarifiers, sumps, pits or wastewater pre-treatment activities were observed on the subject property. No surface waters were observed on the subject property during the site visit. No potable, irrigation, or monitoring wells were identified at the subject property.

Two (2) storm drains were observed along the eastern edge of the subject property; however, based on the Property Appraiser borders, these appear to be off-site. The drains were not visibly connected to each other and each discharges through a pipe into the canal on the east. Mr. Douglas Legler, property owner, stated the storms drains are off-site and were installed ~2016 when the North Saint Lucie River Water Control District updated the canal to the east.

3.5 Heating & Cooling Systems / Sewage Disposal / Source of Potable Water

The subject property is currently undeveloped, vacant land.

No leach beds or septic systems were observed or are known to have been in operation at the subject property. No potable water or sewer connections were identified for the subject property, although they were observed as existing along Orange Avenue to the north.

3.6 Current Use of the Adjoining Properties

The adjoining property to the north is currently occupied by Orange Avenue / County Road 68 followed by Turner Industrial Supply and Machine Shop, a hardware store that sells their parts, and A-1 Metal Supply Corp (5000 Orange Avenue). The adjoining property to the northeast is currently occupied by Orange Avenue / SR 68 & the canal followed by Stamm Truck Sales (4850 Orange Avenue). The adjoining property to the east is currently occupied by an unpaved access road and the North Saint Lucie River Water Control District Canal No. 29, followed by vacant land under construction of single-family homes. The adjoining property to the south is currently wooded land. The adjoining property to the west is currently occupied by a single-family home (5115 Orange Avenue). Photographs of adjoining properties from vantage points are included as [Appendix III](#).

Based on visual reconnaissance, no issues were identified on the adjoining properties which warranted further inquiry.

4.0 SITE RECONNAISSANCE

4.1 Methodology and Limiting Conditions

The site inspection and reconnaissance was conducted on April 12, 2022, by D.S. Monty Watson with EAC. The representative traversed all readily accessible portions of the subject 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. EAC 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 EAC 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. EAC and its representatives assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by EAC or others. These occurrences are beyond our control.

4.2 General Site Setting / Interior & Exterior Observations

Underground/Aboveground Petroleum Storage Tanks

No regulated petroleum Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) were observed on the subject property, and no registrations for petroleum USTs or ASTs were discovered during this ESA. In addition, no evidence of fill ports, vent pipes or other fuel tank components were readily observed during the site inspection.

Hazardous Substance or Petroleum Product Use, Storage and Disposal Practices

No petroleum products or hazardous substances are known to be currently used on the subject property.

Domestic Solid Waste Disposal Practices

No solid waste is currently generated at the subject property.

Odors

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

Pools Of Liquid

No standing pools of liquid, other than water, were physically observed or noted during the site inspection.

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 have since acted to replace PCB-containing and PCB-contaminated transformers and capacitors. According to 40 CFR 761, utility companies are responsible for maintenance or replacement of transformers should they be PCB transformers or PCB-contaminated transformers.

No pole-mounted or pad-mounted transformers were observed on the subject property. No in-ground hydraulic equipment (elevators, in-ground lifts, etc.) was observed on-site by our representative during the limited PCB survey.

Impacted Soil or Distressed Vegetation

The subject property and all readily accessible areas of the subject property were traversed by a representative from EAC. Soils and vegetation on the subject property and peripheral areas were observed for visual and olfactory signs of degradation by hazardous substances and or petroleum products. No evidence of soil and vegetative distress or degradation 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 subject property.

Stained Concrete or Asphalt

No evidence of stained asphalt or concrete was observed by the representative during the site inspection.

De Minimis Conditions

No *de minimis* conditions with respect to the subject property were discovered during this Phase I ESA. These observances (if applicable) are not considered to be RECs as defined by the EPA's AAI rule.

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 subject property, adjoining properties and for properties within a 1-mile radius of the subject property.

Environmental Data Resources (EDR) was engaged by EAC to review several database lists that are generated by the FDEP and the EPA, which identify and locate facilities that are regulated or tracked by the FDEP and the EPA; and ones that may transport, store, generate, treat or dispose of hazardous substances and wastes. The information from these various lists, each facility identified with an EPA or FDEP designation that was within a 1-mile radius of the subject property, was then plotted on an area map. The environmental records mentioned above are the Standard Environmental Record Resources that are listed within the EPA's AAI rule and the ASTM International Standard Practice E1527-21. The above data search can be found in [Appendix VI](#) of this report.

5.1 NPL Sites

The NPL is a national list of abandoned or uncontrolled hazardous waste sites which have been scored by EPA 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 EPA to prioritize sites scheduled for cleanup action.

Subject Property

The subject property is not currently identified as an NPL site.

Surrounding Properties / 1-Mile Radius

No sites were identified on the NPL list within a 1-mile radius of the subject property.

5.2 Delisted NPL Sites

The EPA's Delisted National Priorities List (NPL) was also checked for any sites on the subject property or properties within a 1/2-mile radius which have been removed from the above database.

Subject Property

The subject property is not currently identified as a Delisted NPL site.

Surrounding Properties / 1/2-Mile Radius

No sites were identified on the Delisted NPL list within a 1/2-mile radius of the subject property.

5.3 CERCLIS and CERCLIS NFRAP Sites

The CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Index System) is a list of sites that the EPA is investigating for an existing or potential release of hazardous substances. However, EPA advises that the list contains only those sites that have been brought to the attention of EPA, 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. As of 2015, these sites are now indexed by EPA as the Superfund Enterprise Management System (SEMS) and SEMS-Archive, respectively.

Subject Property

The subject property is not currently identified as a CERCLIS or CERCLIS NFRAP site.

Surrounding Properties / 1/2-Mile Radius

No sites were identified on the CERCLIS or CERCLIS NFRAP lists within a 1/2-mile radius of the subject property.

5.4 RCRA TSD Sites

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

Subject Property

The subject property is not currently identified as a RCRA TSD site.

Surrounding Properties / 1-Mile Radius

No sites were identified on the RCRA TSD list within a 1-mile radius of the subject property.

5.5 RCRA CORRACTS Sites

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

Subject Property

The subject property is not currently identified as a RCRA CORRACTS site.

Surrounding Properties / 1-Mile Radius

No sites were identified on the RCRA CORRACTS list within a 1-mile radius of the subject property.

5.6 RCRA Generator Sites

The Resource Conservation and Recovery Act Index System List (RCRIS) is a federal data base maintained by the EPA 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. Specific terminology changes periodically, but generally Very Small Quantity Generators (VSQGs) - formerly/alternately known as Conditionally Exempt SQGs (CESQGs) - are those that generate less than 100 kilograms (kg) of waste per month. 'Non-Generators' may also be in this category. SQGs generate between 100 and 1,000 kg per month (100 kg is approximately equal to half of a 55-gallon drum). The majority of RCRA facilities fall into the VSQG or SQG categories. Large Quantity Generators (LQGs) are those generating more than 1,000 gallons of regulated hazardous waste per month.

Subject Property

The subject property is not currently identified on the EPA RCRA Generator list.

Adjoining Properties

The following one (1) site was identified on the RCRA Generator list on properties adjoining the subject property:

<u>Site Name:</u>	<u>Location:</u>	<u>Distance / Direction From Site:</u>
A-1 Metal Supply / Turner Machine	5000 Orange Avenue	Adjoining N

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 property are contained within this database.

Subject Property

The subject property is not currently identified within any Institutional Control or Engineering Control Registries.

5.8 ERNS Sites

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

Subject Property

The subject property is not currently identified in the EPA ERNS list.

5.9 State / Tribal / Local / Regional Records Reviewed

The following reference sources are published by the Florida Department of Environmental Protection (FDEP) and were reviewed by EAC:

- Registered Storage Tank List
- Leaking Registered Storage Tank List
- Solid Waste or Landfill Facilities List
- Registered Drycleaning Facilities List

- Florida Drycleaning Solvent Cleanup Program (DSCP) 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 subject property was not identified on the Registered Storage Tank list.

The following one (1) site was identified on the Registered Storage Tank list on properties adjoining the subject property:

<u>Site Name:</u>	<u>Location:</u>	<u>Distance / Direction From Site:</u>
A-1 Metal Supply / Turner Machine	5000 Orange Avenue	Adjoining N

The following three (3) sites were identified on the Leaking Registered Storage Tank list within a 1/2-mile radius of the subject property:

<u>Site Name:</u>	<u>Location:</u>	<u>Distance / Direction From Site:</u>
FL Dept of Transportation	Jenkins Road & Orange Avenue	1/4-1/2 mile W
FL Dept of Transportation	SR 68	1/4-1/2 mile W
Bob Strieter Grove	SR 68 & Header Canal Road	7.5 miles W (misgeocoded)

The following one (1) site was identified on the Solid Waste Facilities list within a 1/2-mile radius of the subject property:

<u>Site Name:</u>	<u>Location:</u>	<u>Distance / Direction From Site:</u>
Nelson Sosa	784 Bent Creek Drive	1/4-1/2 mile SE

No sites were identified on the Registered Drycleaning Facilities list within a 1/4-mile radius of the subject property.

No sites were identified on the Florida Drycleaning Solvent Cleanup Program (DSCP) Priority Ranking list within a 1/4-mile radius of the subject property.

No sites were identified on the Brownfield list within a 1/2-mile radius of the subject property.

No sites were identified on the Voluntary Cleanup Sites list within a 1/2-mile radius of the subject property.

No State Equivalent NPL or CERCLIS sites were identified within a 1-mile radius of the subject property.

Based upon the regulatory database search, vapor encroachment issues are not anticipated in regard to the subject property at this time, as no known impacted properties were identified within the Critical Distance (defined within [Section 10.0](#)).

5.10 Review of Pertinent Regulatory Files

Files were reviewed via the Florida Department of Environmental Protection's (FDEP) OCULUS on-line document management system and St. Lucie County Health Department (SLCHD) to determine the potential threat of contamination from the facilities in closest proximity to the subject property due to the migration of hazardous materials / wastes or petroleum products in the groundwater or soil. Files reviewed at the FDEP and SLCHD revealed the following information:

A-1 Metal Supply / Turner Machine ([FDEP Facility ID No. 56/8841421](#)), having a physical address of 5000 Orange Avenue is the adjoining property to the north of the subject property, beyond Orange Avenue. A-1 Metal Supply is also identified as a RCRA generator under EPA Facility ID No. FLR000226738 since 2018; however, though FDEP records included an approval *letter* for the RCRA permit as a Non-Handler of hazardous waste, no other records were found, including the actual permit. In September 1988, Turner Machine registered one 950-gallon UST containing unleaded gasoline, stated as originally installed in June 1981. This tank was removed in March 1990. No documents were found pertaining to any closure inspection or assessment, and there is no reported discharge. In 2020, EAC conducted a Phase I ESA for this property (EAC Project No. 20-0702, dated July 17, 2020), on behalf of a related client, and identified this former UST as an REC. At that time, EAC also identified two (2) non-registered (due to capacity <550 gallons) ASTs containing vehicular diesel fuel (300 gallons) and used oil (500 gallons).

EAC subsequently conducted limited Phase II ESA (EAC Project No. 20-0722, dated August 14, 2020) soil and water sampling at this property and no contaminants of concern were detected in excess of their respective soil or groundwater regulatory limits. Copies of pertinent records from this facility may be found in [Appendix X](#).

Due to no reported contamination, as well as recent assessment showing no apparent impacts, EAC concludes that this facility does not represent a Recognized Environmental Condition (REC) in connection with the subject property at this time.

Based on the available regulatory information, the intervening distance between the subject property and other facilities identified in the regulatory database search, as well as local groundwater flow direction and hydraulic gradient, impacts to the subject property from these properties are not anticipated.

5.11 Additional Environmental Record Sources

Fire Department: As the subject property does not have any structures and no assigned address, information from this source is unlikely to yield any information.

Building Department: The City of Fort Pierce and St. Lucie County Building Departments' permit databases were searched, but neither has any permits on-file for the subject property.

Health Department Records / Potable Wells: The Florida Department of Health's (FDOH) EH WATER (SUPER Act) mapping utility was reviewed and did not reveal potable wells on the subject property or the immediate area. Other Health Department records are discussed in [Section 5.10](#).

Abandoned Dump Site: EAC discovered no evidence during the course of this Phase I ESA to indicate the presence of an abandoned dump site on or adjoining the subject property.

5.12 Physical Setting

The U.S.D.A. Soil Conservation Service (SCS) Soil Survey for St. Lucie County, Florida (1980) identifies the soils in the area of the subject property as 38 - Riviera fine sand. The survey describes these soils as nearly level and poorly drained. It is in broad, low areas on the flatwoods. The mapped areas are irregular in shape and range from 20 to 300 acres. The slopes range from 0 to 2 percent. Typically, this soil has a surface layer of black fine sand about 5 inches thick. The subsurface layer, to a depth of 25 inches, is gray fine sand. The upper part of the subsoil, to a depth of 41 inches, is gray sandy clay loam. The lower part, to a depth of 50 inches, is gray fine sandy loam. Tongues of light gray fine sand extend into the upper part of the subsoil from the subsurface layer. The substratum to a depth of 80 inches or more is grayish brown loamy fine sand.

Hydrology / Groundwater Characteristics

Groundwater flow direction in the surficial aquifer generally conforms with area topographic relief. Discharge areas are generally in creeks, lagoons, intercostal waterways, bays and the Atlantic Ocean. Groundwater recharge within the surficial aquifer occurs primarily from downward infiltration of precipitation. The water table of the surficial aquifer is typically located at depths ranging from 2 feet to 5 feet below land surface, however, the water table may be influenced by occurrences such as local rainfall, pumping, and drainage control measures implemented by the local water management district.

According to information reviewed in the St. Lucie County Soil Survey, available water capacity for Riviera fine sand is low in the surface and subsurface layers and in the substratum, and it is medium in the subsoil. The permeability is rapid in the surface and subsurface layers, slow or very slow in the subsoil, and moderate or moderately rapid in the substratum. Natural fertility is low.

Based on the 1950 Fort Pierce and Fort Pierce NW, Florida U.S.G.S. Quadrangle Maps (mostly on the latter map), as shown in [Appendix V](#), the elevation of the site is approximately 15-20 feet above sea level. The direction of groundwater flow in the surficial aquifer is most likely to the southeast, based on the U.S.G.S. Quadrangle Map. The adjoining canal was observed to flow south and likely influences local hydrology, then meets up with Fivemile Creek, which itself flows into the North Fork of the St Lucie River.

5.13 Historical Use Information on the Subject Property and Adjoining Properties

Aerial Photograph Review

Aerial photographs were examined for the purpose of determining whether the property and adjoining properties have been used for industrial or landfill purposes, if any obvious detrimental uses of the subject property could be ascertained and to observe development trends in the area. Aerials dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2007, 2010, 2013, 2017, 2022 were supplied by EDR or reviewed through the St. Lucie County Property Appraiser and / or via Google Earth's Historical Imagery tool. Copies of the aerial photographs are provided in [Appendix IV](#) of this report.

Year	Description
1944	The subject property and adjoining properties appear to be citrus groveland. Orange Avenue / SR 68 to the north of the subject property has been developed. A canal has been dredged to the east of the subject property.
1958	Similar to prior, although the adjoining property to the north across Orange Avenue appears to have been developed with a rectangular building on the eastern portion of the property and two (2) driveways that appear to be unpaved. The property to the east, beyond the canal, appears to have been cleared on the eastern portion and developed with a small, square structure followed by a longer rectangular structure. The adjoining property to the west has been developed with what appears to be two (2) residential structures.
1969	Similar to prior, although Turner Industrial to the north had been partially constructed (reportedly in 1966).
1970	Similar to prior.
1980	Similar to prior, although the Turner Industrial property to the north had been expanded similar to today.
1992	The subject property had been cleared of trees and was vacant land. The northeast adjoining property had been developed, similar to today.
1994	Similar to prior, although the south adjoining property had been cleared.
1999	Similar to prior.
2007	A diagonal dirt road running from the north-central part of the subject property to the southeastern portion appears to have been added. The two structures on the east adjoining property across the canal have been removed. The south adjoining property had been fully cleared of trees.
2010	Similar to prior.
2013	Similar to prior.
2017	Similar to prior, although the western edge of the subject property and the south adjoining property were being overgrown, ostensibly with the existing Brazilian pepper plants.
2021	Similar to prior and to today.

The site was not identified as undeveloped land in the earliest aerial photograph available (1944). The lack of information is attributed to 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 due to a lack of structures to indicate chemical mixing or storage areas.

Sanborn Fire-Insurance Map Review

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. No Sanborn Maps were identified for the site which can be attributed to 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.

Historical City Directory Review

EAC reviewed historical city directories (Polk, Hill-Donnelly, Bressers, Cole, etc.) at the St. Lucie County Public Library located in Fort Pierce, Florida. The following table identified the listings within the various sources researched:

Address / Property Location	Description
Orange Avenue (PIN # 2407-311-0001-000-7) (Subject Property)	Not identifiable in any years
5000 Orange Avenue (Adjoining North)	Almost There (2022); Turner Industrial Supply / Machine Shop (2022 -1970 - listed as 4680 in 1980 and previous)); A-1 Metal Supply Corp (2015 -1985); Berggren Turf (1992); Precision Metal Services (1980);
4850 Orange Avenue (Adjoining Northeast)	Stamm Manufacturing truck bodies / Equipment Rental (2022 - 1988); World Industrial Equipment exporters (2022 - 2010); Stamm Security Industries security control systems (2022); Sport's Towing & Storage (2010 -1995); Donald Mooney Container Systems (2005); B&B Building Systems / Machine & Fabricating (1996); Forklift Specialist / Lifts International (1992); Florida Body Works utility truck body manufacturer (1990, 1988)
5115 Orange Avenue (Adjoining West)	Residential listings 2022 -1975 (Rural Box 927 in 1985 & before)

No listings were found for the subject property, which is consistent with the lack of development of structures, as supported by available sources.

Chain of Title Search

A Chain of Title (ownership) search for the subject property was neither requested nor provided by the *User*, and was not conducted by EAC as part of this Phase I ESA. Based upon the additional historical resources researched (as discussed above), the lack of a Chain of Title search is not considered to have an environmental significance.

6.0 USER PROVIDED INFORMATION

As part of the User Responsibility provision as defined by ASTM E1527-21, the EPA's Final AAI Rule (40 CFR Part 312) requires that these tasks be performed by or on behalf of a party seeking to qualify for *Landowner Liability Protections (LLPs)* to CERCLA liability. These tasks must also be completed by or on behalf of EPA Brownfield Assessment and Characterization grantees. The *User* should provide the following information (if available) to the *environmental professional*. Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability.

Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The *User* is asked to provide information or knowledge of the following:

6.1 Environmental Liens and Activity and Use Limitations (AULs)

A search for environmental liens and AULs was neither requested nor provided by the *User*, and was not conducted by EAC as part of this Phase I ESA. This lack of information is treated as 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.

A search for Institutional or Engineering Controls was conducted by EDR as part of the radius search and is included in [Appendix VI](#) of this report. According to the radius report, no Institutional or Engineering Controls are registered for the subject property.

6.2 Specialized Knowledge

A completed Environmental Questionnaire was provided to EAC by the *User*. The questionnaire was completed by Richard Shick with Vital Transportation Partners, who is the designated *User*, as well as the prospective purchaser of the subject property. The *User*, via the questionnaire, did not reveal any issues that would indicate RECs. In addition, the *User* has not disclosed any specialized knowledge pertaining to the subject property or surrounding area that might be material to identifying any RECs in connection to the subject property. The completed questionnaire is included in [Appendix VIII](#) of this report.

Prior Assessment Activities

No prior environmental assessment activities (Phase I / Phase II ESAs) are known to have been conducted at the subject property or were made available to EAC for review by the *User*. Mr. Legler provided a boundary survey, dated May 11, 2018, for the property, but confirmed that they had not had any environmental assessments performed for them prior to purchase or since, nor were they aware of any previous. The reason given for this is that when he purchased the property, it was a short-term, cash transaction, so he did not have the benefit of a due diligence period.

Non *User*-provided records, if identified, such as from regulatory sources, are discussed in detail in [**Section 5.10.**](#)

6.3 Commonly Known or Reasonably Ascertainable Information

No other significant information pertaining to the subject property was provided by the *User* or discovered by EAC during this Phase I ESA which would be indicative of a potential release or threatened release at the subject property.

6.4 Valuation Reduction for Environmental Issues

The *User* has not disclosed any information indicative of potential contamination or cleanup issues at the site based on the relationship of the purchase price for the subject property to its fair market value.

6.5 Owner, Site Manager, and Occupant Information

The *User* has reported information for a site contact and / or owner. No further information was provided, except by individuals associated with the subject property who are not considered the *User*. For non *User*-provided interview information, see [**Section 7.**](#)

6.6 Reason for Performing Phase I ESA

This Phase I ESA is being conducted to qualify for LLPs to CERCLA liability and in conjunction with potential purchase of the site by Vital Transportation Partners. This Phase I ESA was performed in order to assess the subject property for existing or threatened contamination from the sources listed within this report.

7.0 INTERVIEWS

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

7.1 Interview with Owner

On April 18, 2022, EAC interviewed Mr. Douglas Legler, the current owner of the subject property, in order to collect additional information concerning historical and present uses of the subject property. Mr. Legler reported that he has been familiar with the property since ~2010 and is not aware of any contamination or concerns on the property, although he was not aware of its past use as citrus grove. Mr. Legler disclosed no knowledge of any past tanks, wells, or septic systems, and asserted his belief that it had always been a mowed grass field. He provided a boundary survey dated May 11, 2018 for the property, but confirmed that beyond that, they had not had any environmental assessments performed for them prior to purchase or since, nor were they aware of any previous. The reason given for this is that when he purchased the property, it was a short-term, cash transaction, so he did not have the benefit of a due diligence period. He did state that the storm drains are off-site and were installed ~2016 when the North Saint Lucie River Water Control District updated the canal to the east. As for the roadway through the subject property, he indicated that two owners prior to him was a development group from the Boca Raton area that intended to develop it and the parcels to the south as commercial land, specifically an Advance Auto Parts and others, but did not move forward. Mr. Legler indicated that there are no areas of environmental concern (tanks, spills, regulatory violations, enforcement actions, liens, judgements, AULs, etc.) associated with the subject property.

7.2 Interview with Site Manager / Site Occupants

The subject property is currently undeveloped, vacant land.

7.3 Interview with Local Government Officials

Fire Department: As the subject property does not have any structures and no assigned address, information from this source is unlikely to yield any information.

7.4 Interview with Others

In 2020, as part of a separate assessment, EAC interviewed Mr. David Turner, owner of the north adjoining property. Mr. Turner indicated that the property has been occupied by Turner Industrial Supply Company since initial construction in 1966 and that the property has been connected to municipal water and a private septic system (with two (2) drain fields) since that time. He indicated that the used oil and diesel ASTs have been stored in the current location for approximately 10 years. Mr. Turner indicated that the serviced cylinders and other hydraulic equipment are drained into 5 gallon buckets (subsequently transferred to the used oil AST) prior to repair. Mr. Turner stated the used oil is picked up by Cliff Berry Incorporated (CBI) on an as needed basis which is generally one time every three years. (During that interview, he did not indicate any specific knowledge of the current subject property) EAC attempted to conduct an updated interview, specifically regarding his knowledge of the current subject property, but was unable to obtain current contact information.

No other interviews were conducted in conjunction with completion of this Phase I ESA.

8.0 FINDINGS / OPINIONS / CONCLUSIONS & RECOMMENDATIONS

Based on the standardized research methods and resultant information contained within this Phase I ESA, EAC has researched the subject property in an attempt to identify RECs, CRECs, and HRECs in accordance with the EPA's AAI rule and in compliance with ASTM International Standard Practice E1527-21.

Recognized Environmental Conditions (RECs): None Identified

Controlled Recognized Environmental Conditions (CRECs): None Identified

Historical Recognized Environmental Conditions (HRECs): None Identified

FINDINGS / CONCLUSIONS

EAC has performed a Phase I ESA in accordance with the scope and limitations of the EPA's AAI rule (40 CFR § 312) and in compliance with ASTM International Standard Practice E1527-21 at/on the subject property (Vacant Commercial Land, Orange Avenue (PIN # 2407-311-0001-000-7), Fort Pierce, St. Lucie County, Florida). Any exceptions to, or deletions from these practices are described in this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property. Based on the results of this assessment, no additional investigation is deemed necessary at this time.

The subject property was historically part of a larger citrus grove to the north and south from at least 1944 through sometime in the 1980s. It is likely to presume that fertilizers, pesticides and / or herbicides were routinely applied as part of normal maintenance operations. However, no buildings, well pump houses, or other structures indicative of chemical storage or mixing areas were identified at the site. Prolonged pesticide and / or herbicide use may have resulted in residual amounts of these chemicals surviving on the subject property; however, EAC has no evidence or reason to believe that the levels of these chemicals are above those normally associated with similar pieces of property in this general area and with similar historical backgrounds, so this is not considered evidence of an REC.

9.0 PHASE I ESA NON-SCOPE CONSIDERATIONS

The following non-scope considerations were not performed as part of this Phase I ESA, and are not requirements of the EPA's AAI rule or ASTM International Standard Practice E1527-21; Asbestos Containing Materials (ACM), Radon, Lead-Based Paint (LBP), 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.

There are currently no structures at the subject property for which ACM, Radon, LBP, Lead in Drinking Water, Industrial Hygiene, Indoor Air Quality, or Biological Agents or Mold would be a concern. A review of US Fish and Wildlife Service (FWS) National Wetland Inventory (NWI) records indicated no regulated wetlands on-site. As there is no business use of the subject property, Regulatory Compliance does not appear to be a concern at this time, and there were no apparent Health and Safety concerns.

No Ecological Resources or Endangered Species were identified for the subject property, but given the still-rural nature of this area, an ecological survey may be prudent and / or may be required as part of permitting.

No Cultural and Historical Resources were identified, but no subsurface survey has been conducted. Prior to development, the Florida Department of State's Division of Historical Resources should be consulted to determine requirements as part of permitting.

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

10.0 REFERENCES & DEFINITIONS

References:

- Florida Department Of Environmental Protection (FDEP)
- Environmental Protection Agency (EPA)
- United States Department Of Agriculture (USDA) publication, Soil Survey of St. Lucie County, Florida
- U.S. Geological Survey (USGS) 7.5 minute series topographic map
- Florida Department of Transportation (FDOT) / University of Florida Library's Aerial Photography Database (FLAP) / Google Earth's Historical Imagery - Aerial Photographs
- Polk, Hill-Donnelly, City Publishing, Bresser and / or other available city directories
- Sanborn Fire Insurance Maps
- EPA NPL list for properties within a 1-mile radius
- EPA Delisted NPL list for properties within a 1/2-mile radius
- EPA CERCLIS / CERCLIS NFRAP 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 subject property and adjoining properties
- EPA ERNS list for subject property
- FDEP Storage Tank and Contamination Monitoring (STCM) list for subject property and adjoining properties
- FDEP Leaking Underground Storage Tank (LUST) list for properties within a 1/2-mile radius
- FDEP Solid Waste Facilities / Landfill (SWF/LF) list for properties within a 1/2-mile radius
- FDEP Registered Drycleaning Facilities list for properties within a 1/4-mile radius
- FDEP Drycleaning Solvent Cleanup Program (DSCP) list for properties within a 1/4-mile radius
- FDEP / EPA Brownfields list for properties within a 1/2-mile radius
- FDEP Voluntary Cleanup Program (VCP) sites list for properties within a 1/2-mile radius
- FDEP State Equivalent NPL / CERCLIS sites list for properties within a 1-mile radius

Definitions:

- **Adjoining Property** - any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.
- **Business Environmental Risk (BER)** - a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of BERs may involve addressing one or more non-scope considerations, if specified by the *User*, and will be discussed in **Section 9**.
- **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 PCBs.
- **Contamination** - a non-permitted release of a hazardous substance, petroleum substance or product or polychlorinated biphenyl in sufficient quantity to cause damage to natural resources.
- **Controlled Recognized Environmental Condition (CREC)** - is defined in ASTM E1527-21 as "a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of controls (for example, activity and use limitations or other property use limitations)."
- **Data Gap** - a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).
- **Environmental Professional (EP)** - a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The person may be an independent contractor or an employee of the user. 40 CFR §312.10(b) defines EP as: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.10 on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (l)). (2) Such a person must: (l) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of

a person meeting the definition of an environmental professional provided above when conducting such activities.

- **EPA** - Environmental Protection Agency
- **FDEP** - Florida Department of Environmental Protection
- **Hazardous Substance** - a substance defined as a *hazardous substance* pursuant to CERCLA 42 U.S.C. §9601 (14), as interpreted by EPA regulations and the courts: " (A) any substance designated pursuant to section 1321 (b)(2)(A) of Title 33; (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; © any *hazardous waste* having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412); and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a *hazardous substance* under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."
- **Hazardous Waste** - any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a *hazardous waste*, at 42 U.S.C. §6903, as: "a solid waste, or 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."
- **Historical Recognized Environmental Condition (HREC)** - is defined in ASTM E1527-21 as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls (for example activity and use limitations, or other property use limitations)."
- **Material Threat** - a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.
- **Migrate / Migration** - refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
- **Not Observed** - no visual or olfactory evidence of said contamination was noted during the site inspection.
- **Not Discovered** - 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** - that the dielectric fluid in the electrical unit contains less than 50 ppm of PCBs.
- **Poly-Chlorinated Biphenyls (PCBs)** - 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 PCBs.
- **PCB Transformer** means that the dielectric fluid in the electrical unit contains over 500 ppm of PCBs.
- **Petroleum Product** - those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: "petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. §9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)". The word fraction refers to certain distillates of crude oil, including gasoline, kerosine, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.
- **Recognized Environmental Condition (REC)** - is defined in ASTM E1527-21 as "(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment."
- **Release / Threatened Release** - such occurrences as defined by CERCLA, 42 U.S.C. 9601 (22). A *release* or *threatened release* of a hazardous substance includes any "spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, or pollutant or contaminant)".
- **Subject Property** - the specific site or property under investigation in this report. It is defined as either a discrete parcel(s) by a government Property Appraiser description or client-defined if not the same as defined parcel(s).
- **Transformer** - devises 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.
- **Vapor Encroachment** - According to ASTM E2600-10 (Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions) the above resource is utilized to identify properties that are located within the "Area of Concern" (AOC). The AOC is defined within the standard as the approximate minimum search distance from the target property (subject property) to the facility identified within the regulatory database search. The AOC is measured from the subject property to a contaminated property with known or suspected contaminants of concern (COC) contamination of soil or groundwater or both. The AOC is further defined as properties that meet the above criteria (contaminated / suspected to be contaminated) and are identified on the NPL, SEMS, RCRA CORRACTS, RCRA non-CORRACTS TSD, State / Tribal NPL, State / Tribal SEMS, State / Tribal Landfill / Solid Waste Disposal, State / Tribal LUST, State / Tribal Voluntary Cleanup Sites and State / Tribal Brownfields sites within 1/3 of a mile of the subject property and / or are the subject property in regard to RCRA Generators, IC/EC Registries, ERNS, State / Tribal Storage Tank List and State / Tribal

IC/EC lists. The only exception is when petroleum products are the contaminant of concern and in these instances the AOC is minimized to 1/10 of a mile for the non subject property regulatory lists mentioned above. In accordance with this standard (ASTM E2600-10), the potential for vapor intrusion will be identified utilizing the "Critical Distance" test. The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest subject property boundary. This is equal to 100-feet for COC's with the exception of dissolved petroleum hydrocarbons where the critical distance is reduced to 30-feet. Note that the critical distance can be modified by the environmental professional (EP) based on, however not limited to, location of the plume, the size of the plume, the contaminants of concern, the concentrations of contaminants of concern, mechanical / biological augmentation of the formation, preferential pathways, formations in which the contaminants are located, depth to groundwater and groundwater flow.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The discussions and conclusions contained in this Phase I ESA report have been reviewed by D.S. Monty Watson and Michael P. Bender with EAC. This Phase I ESA was performed under the direct supervision of the Environmental Professionals listed below and is found to conform to standard practices pursuant to the EPA's AAI rule (40 CFR § 312) and in compliance with ASTM International Standard Practice E1527-21. The professional services discussed herein have been performed using that degree of care and skill ordinarily exercised under similar circumstances by other scientists practicing in this field. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



D.S. Monty Watson, MS, LEP, GIT
Division Manager
Licensed Environmental Professional No. 364
Geologist In Training No. 122



Michael P. Bender, LEP
Business Development Manager
Licensed Environmental Professional No. 358

April 19, 2022
Date

April 19, 2022
Date

APPENDICES

APPENDIX I - VICINITY MAP



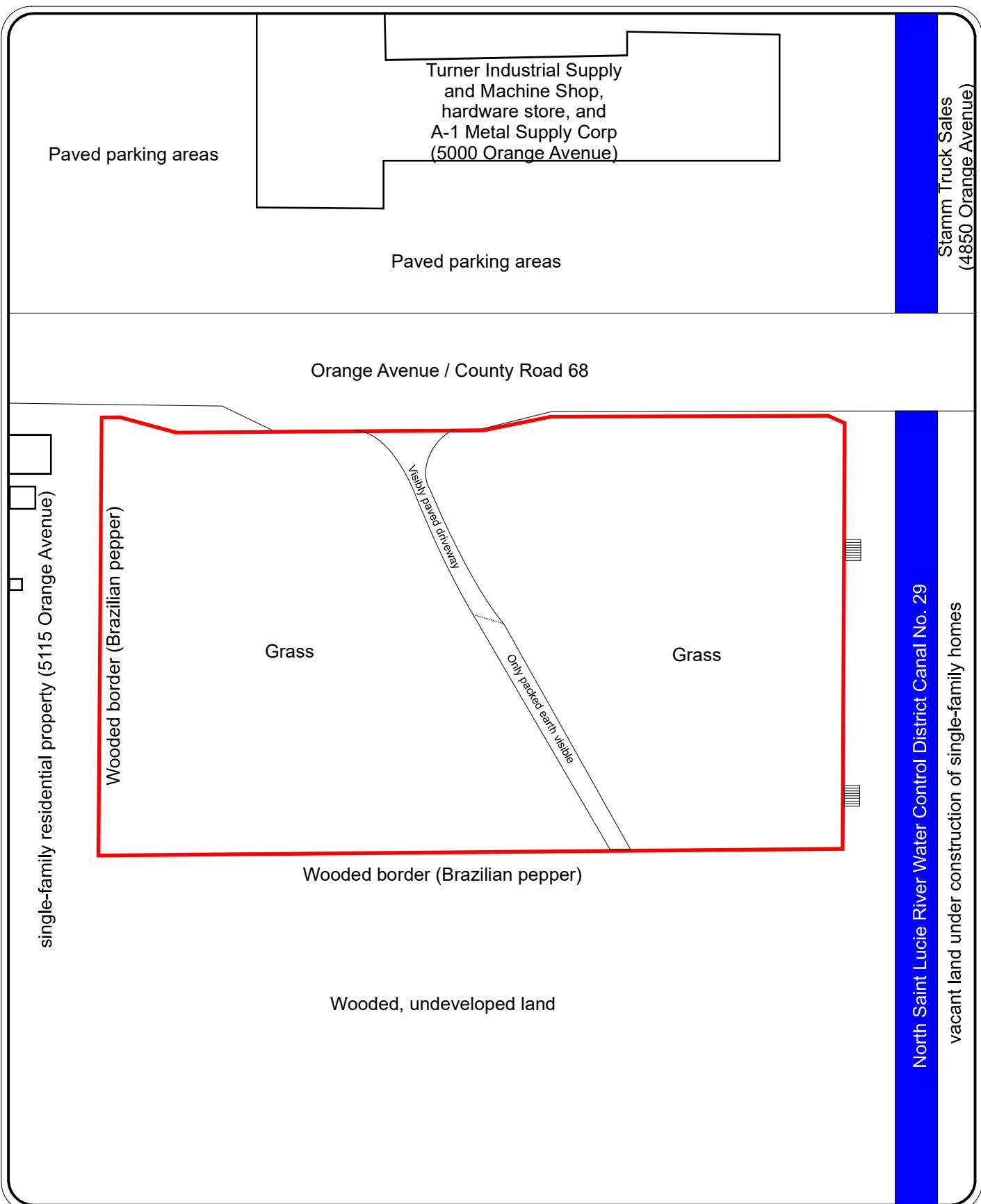
Project No.: 22-0341

Scale:
1" = 1,300-FT

VICINITY MAP

Vacant Land
Orange Avenue (PIN # 2407-311-0001-000-7)
Fort Pierce, St. Lucie County, Florida

APPENDIX II - SITE PLAN, OWNER-PROVIDED SITE SURVEY



Project No.: 22-0341

Scale:
N.T.S.



SITE PLAN

Vacant Land
Orange Avenue (PIN # 2407-311-0001-000-7)
Fort Pierce, St. Lucie County, Florida



NORTHSTAR GEOMATICS

 6017 NW BAKER ROAD, STUART, FLORIDA 34996
 PO BOX 2371, STUART, FLORIDA 34995
 LICENSED BUSINESS NO. 7201

BOUNDARY SURVEY	
DATE 5/12/2018	DATE RECORDED
FIELD BY JHR	DRY
DRAWN BY JHR	CHECKED BY JHR
SHEET NO. 4 OF SHEETS PROJECT NO. I8-050	

SOUTH HALF OF SECTION 7, TOWNSHIP 35, SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

APPENDIX III - SITE PHOTOGRAPHS

Site Photographs



View of the subject property from main gate at the approximate center of the northern border, facing south

**EAC
Project No.
22-0341**



View of the subject property from the northwest corner, facing southeast

**EAC
Project No.
22-0341**



Site Photographs



View of the subject property from the southwest corner, facing northeast

**EAC
Project No.
22-0341**



View of the western edge of the subject property from the southwest corner, facing north

**EAC
Project No.
22-0341**



Site Photographs



View of the southern edge of the subject property from the southwest corner, facing east

**EAC
Project No.
22-0341**



View of the subject property from the southeast corner, facing northwest

**EAC
Project No.
22-0341**



Site Photographs



View of the southern edge of the subject property from the southeast corner, facing west

**EAC
Project No.
22-0341**



View of eastern edge of the subject property from the southeast corner showing storm drains off-site along the canal access road, facing north

**EAC
Project No.
22-0341**



Site Photographs



View of the subject property from the eastern edge, facing west

**EAC
Project No.
22-0341**



View of access driveway to canal road along the northern edge of the subject property, facing west

**EAC
Project No.
22-0341**



Site Photographs



View of N adjoining property (5000 Orange Avenue), facing northwest

**EAC
Project No.
22-0341**



View of NE adjoining property (4850 Orange Avenue), facing northeast

**EAC
Project No.
22-0341**



Site Photographs



View of E adjoining canal, facing northeast

**EAC
Project No.
22-0341**



View of one of the storm drains (representative of both) just off-site along the eastern edge of the subject property

**EAC
Project No.
22-0341**



Site Photographs



View of interior of the storm drain (representative of both)

EAC
Project No.
22-0341



View of outflow pipe from the storm drain (representative of both), facing east

EAC
Project No.
22-0341



Site Photographs



View of houses under construction beyond the E adjoining canal, facing east

EAC
Project No.
22-0341



View of S adjoining wooded land, facing southeast

EAC
Project No.
22-0341



Site Photographs



View of S adjoining wooded land, facing south

EAC
Project No.
22-0341



View of W adjoining residential structures, facing southwest

EAC
Project No.
22-0341



Site Photographs



View of W adjoining driveway for the structures in the previous photo, facing south

EAC
Project No.
22-0341



APPENDIX IV - AERIAL PHOTOGRAPHS (EDR + 2021)

Vacant Land

ORANGE AVE

Fort Pierce, FL 34947

Inquiry Number: 6923204.5

April 01, 2022

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

04/01/22

Site Name:

Vacant Land
ORANGE AVE
Fort Pierce, FL 34947
EDR Inquiry # 6923204.5

Client Name:

EAC
1876 Barber Road #200 B
Sarasota, FL 34240
Contact: Erin T Broemel



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Acquisition Date: January 01, 1999	USGS/DOQQ
1994	1"=500'	Acquisition Date: March 18, 1994	USGS/DOQQ
1992	1"=500'	Flight Date: January 16, 1992	FDOT
1980	1"=500'	Flight Date: February 26, 1980	FDOT
1970	1"=500'	Flight Date: December 29, 1970	USDA
1969	1"=500'	Flight Date: November 11, 1969	FDOT
1958	1"=500'	Flight Date: January 17, 1958	USDA
1944	1"=500'	Flight Date: October 29, 1944	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 6923204.5

YEAR: 1944

= 500'





INQUIRY #: 6923204.5

YEAR: 1958

= 500'





INQUIRY #: 6923204.5

YEAR: 1969

= 500'





INQUIRY #: 6923204.5

YEAR: 1970

= 500'





INQUIRY #: 6923204.5

YEAR: 1980

= 500'





INQUIRY #: 6923204.5

YEAR: 1994



= 500'



INQUIRY #: 6923204.5

YEAR: 1992



= 500'



INQUIRY #: 6923204.5

YEAR: 1999

_____ = 500'





INQUIRY #: 6923204.5

YEAR: 2007



= 500'



INQUIRY #: 6923204.5

YEAR: 2010



= 500'

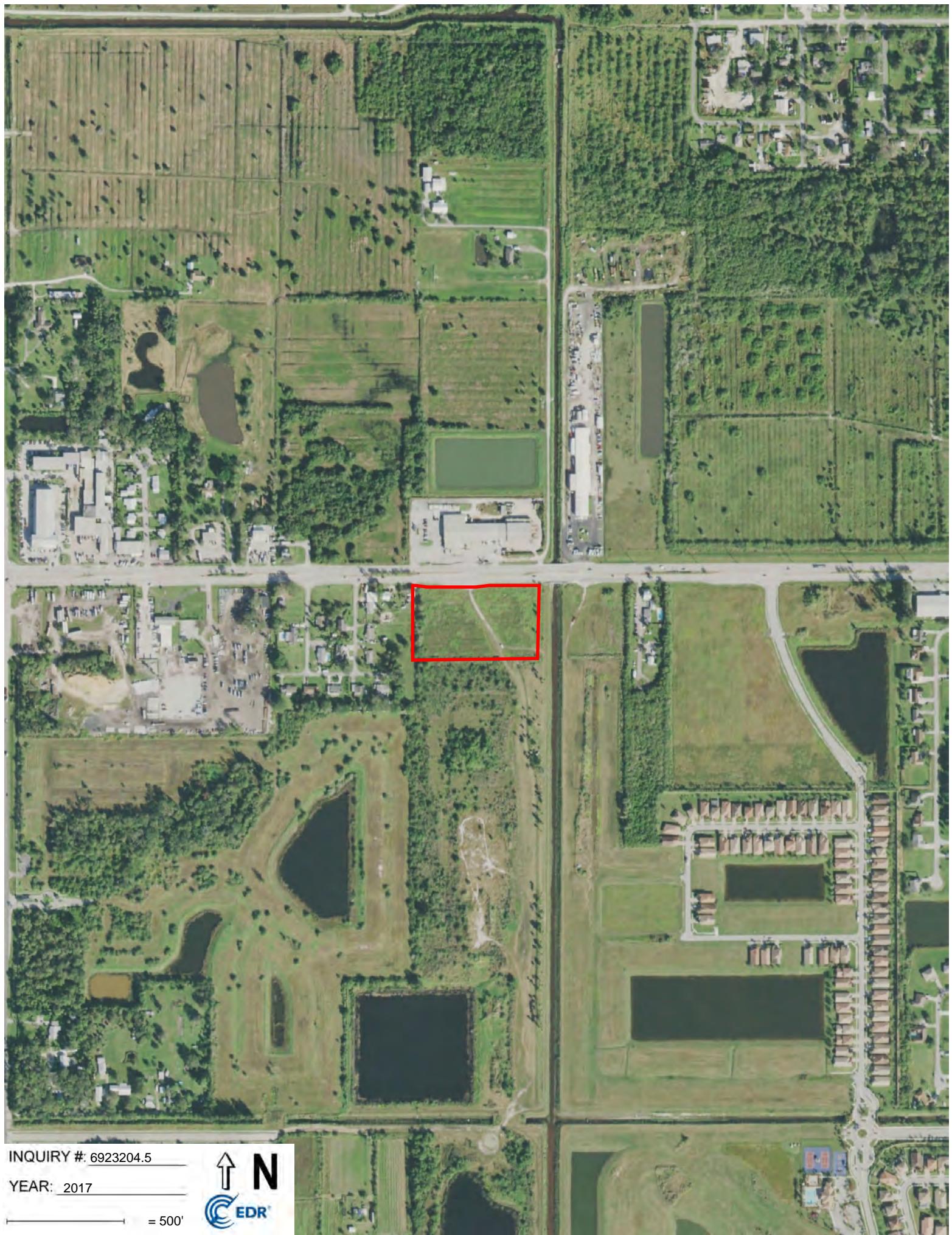


INQUIRY #: 6923204.5

YEAR: 2013

 = 500'



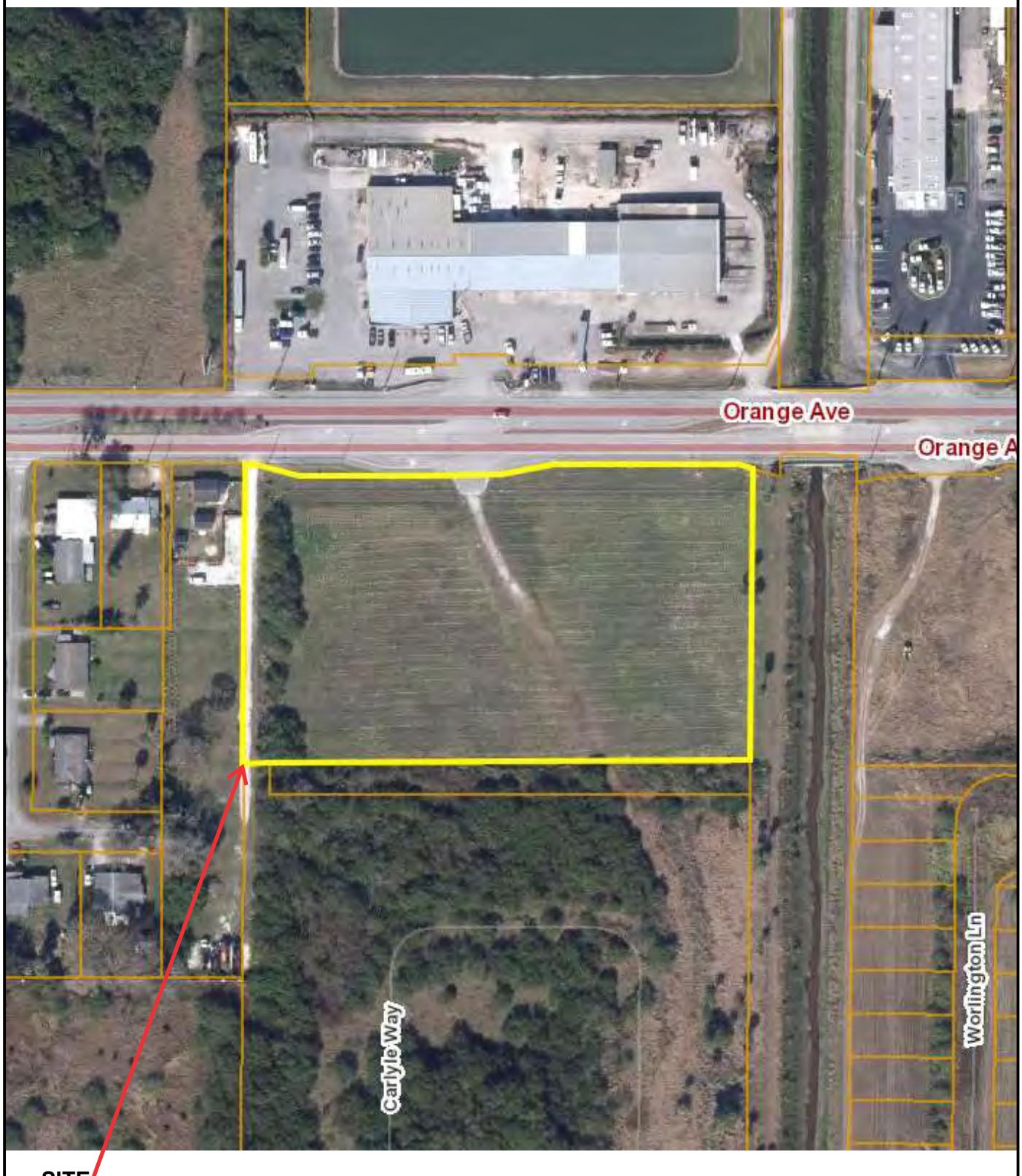


INQUIRY #: 6923204.5

YEAR: 2017



= 500'



Project No.: 22-0341

Approximate Scale:
1" = 170-FT

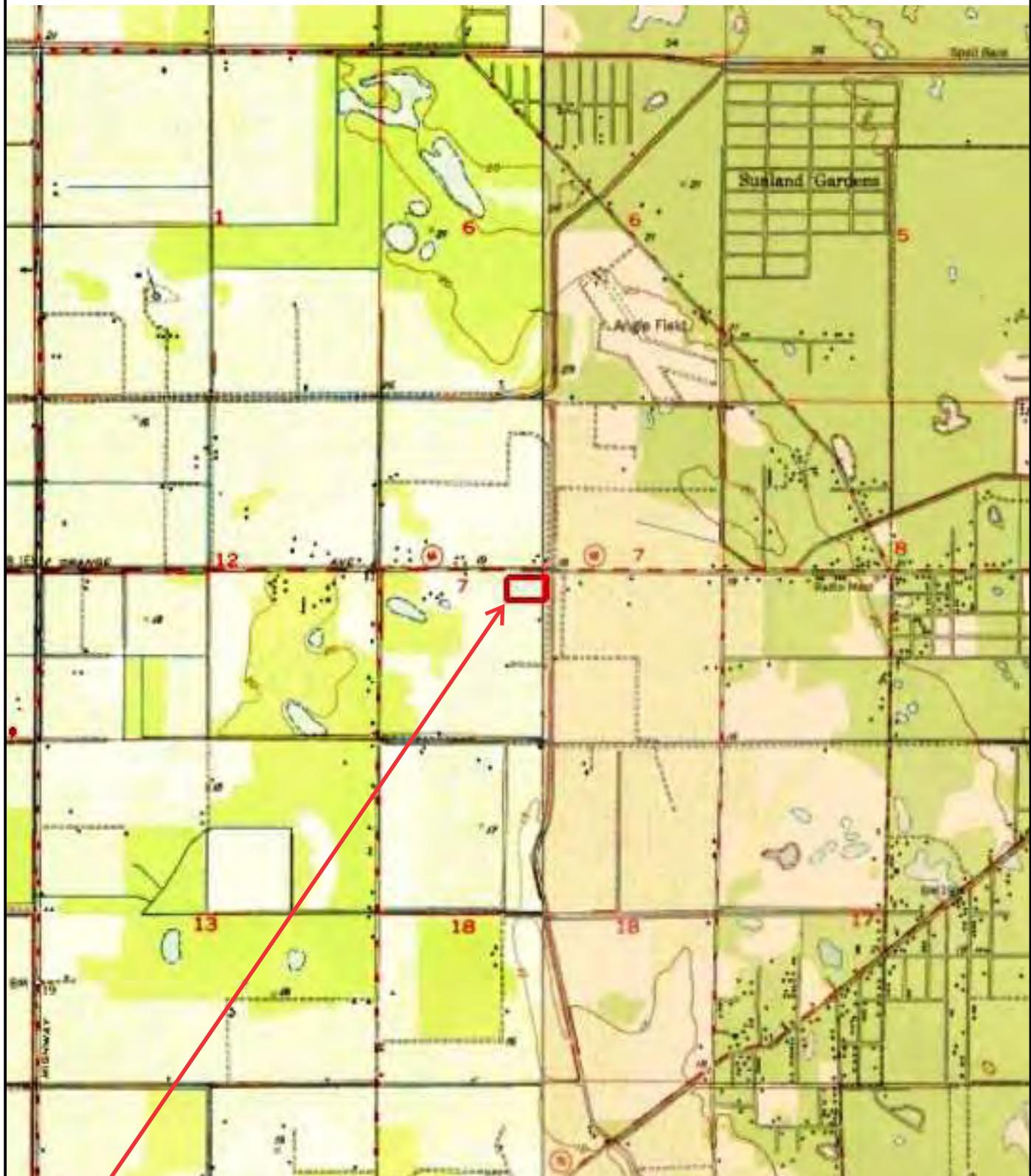


2021 AERIAL PHOTOGRAPH

Source: Saint Lucie County Property Appraiser

Vacant Land
Orange Avenue (PIN # 2407-311-0001-000-7)
Fort Pierce, St. Lucie County, Florida

APPENDIX V - U.S.G.S. QUADRANGLE MAP



Project No.: 22-0341

Approximate Scale:
1" = 2,200-FT



U.S.G.S. TOPOGRAPHIC MAP

1950 Fort Pierce and Fort Pierce NW, Florida

Vacant Land
Orange Avenue (PIN # 2407-311-0001-000-7)
Fort Pierce, St. Lucie County, Florida

APPENDIX VI - REGULATORY DATABASE, SANBORN SEARCH

Search Summary Report

TARGET SITE ORANGE AVE
FORT PIERCE, FL 34947

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	-	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	-	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	2	-	0	2
<i>State/Tribal LTANKS</i>	Y	0	0	0	3	-	0	3
<i>State/Tribal Tanks</i>	Y	0	1	-	-	-	0	1
<i>State/Tribal IC / EC</i>	Y	0	0	-	-	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	1	-	-	-	0	1
- Totals --		0	2	0	5	0	0	7

FirstSearch Report

Vacant Land
ORANGE AVE
Fort Pierce, FL 34947

Inquiry Number: 6923204.2s
April 01, 2022



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.ednet.com

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Search Summary Report

TARGET SITE: ORANGE AVE
FORT PIERCE, FL 34947

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	NPL Proposed NPL	01/25/2022 01/25/2022	1.000 1.000	0 0						
<i>NPL Delisted</i>	Delisted NPL	01/25/2022	0.500	0	0	0	0	-	0	0
<i>CERCLIS</i>	SEMS	01/25/2022	0.500	0	0	0	0	-	0	0
<i>NFRAP</i>	SEMS-ARCHIVE	01/25/2022	0.500	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	CORRACTS	02/28/2022	1.000	0	0	0	0	0	0	0
<i>RCRA TSD</i>	RCRA-TSDF	02/28/2022	0.500	0	0	0	0	-	0	0
<i>RCRA GEN</i>	RCRA-LQG RCRA-SQG RCRA-VSQG	02/28/2022 02/28/2022 02/28/2022	0.050 0.050 0.050	0 0 0	0 0 0	- - -	- - -	- - -	0 0 0	0 0 0
<i>Federal IC / EC</i>	US ENG CONTROLS US INST CONTROLS	11/19/2021 11/19/2021	0.500 0.500	0 0	0 0	0 0	0 0	- -	0 0	0 0
<i>ERNS</i>	ERNS	12/31/2021	TP	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	SHWS	10/21/2021	1.000	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	SWF/LF	01/10/2022	0.500	0	0	0	2	-	0	2
<i>State/Tribal LTANKS</i>	LAST LUST INDIAN LUST	01/24/2022 11/03/2021 04/28/2021	0.500 0.500 0.500	0 0 0	0 0 0	0 3 0	0 - 0	- 0 -	0 0 0	0 0 0
<i>State/Tribal Tanks</i>	UST AST INDIAN UST	11/16/2021 11/16/2021 10/14/2021	0.050 0.050 0.125	0 0 0	1 0 0	- - -	- - -	- 0 0	0 0 0	1 0 0
<i>State/Tribal IC / EC</i>	ENG CONTROLS INST CONTROL	12/08/2021 12/08/2021	0.125 0.125	0 0	0 0	- -	- -	- 0	0 0	0 0
<i>State/Tribal VCP</i>	VCP	04/27/2021	0.500	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	BROWNFIELDS	10/27/2021	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: ORANGE AVE
FORT PIERCE, FL 34947

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS					
<i>US Brownfields</i>	US BROWNFIELDS	02/23/2022	0.500	0	0	0	0	-	0	0					
<i>Other Haz Sites</i>	PRIORITYCLEANERS FI Sites US CDL	07/14/2021 12/31/1989 11/16/2021	0.500 1.000 TP	0 0 0	0 0 -	0 0 -	0 0 -	- 0 -	0 0 0	0 0 0					
<i>Spills</i>	HMIRS SPILLS	12/15/2021 12/28/2021	TP TP	0 0	- -	- -	- -	- -	0 0	0 0					
<i>Other</i>	RCRA NonGen / NLR TSCA TRIS SSTS RAATS PRP PADS ICIS FTTS MLTS RADINFO INDIAN RESERV LEAD SMELTERS US AIRS DRYCLEANERS FL Cattle Dip. Vats	02/28/2022 12/31/2016 12/31/2018 10/18/2021 04/17/1995 01/25/2022 01/20/2022 11/18/2016 04/09/2009 07/29/2021 07/01/2019 12/31/2014 01/25/2022 10/12/2016 10/18/2021 09/27/2019	0.050 TP TP TP TP TP TP TP TP TP TP TP TP TP TP TP 0.250 0.250	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 - - - - - - - - - - - - - - 0 0	- - - - - - - - - - - - - - - 0 0	- - - - - - - - - - - - - - - 0 0	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0							
- Totals --									0	2	0	5	0	0	7

Site Information Report

Request Date: APRIL 1, 2022
Request Name: ERIN T BROEMEL

Search Type: COORD
Job Number: NA

Target Site: ORANGE AVE
FORT PIERCE, FL 34947

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

TOTAL: 7 GEOCODED: 7 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	80.375641	80.3756410 - 80° 22' 32.30"	Easting: 561701.0
Latitude:	27.446901	27.4469010 - 27° 26' 48.84"	Northing: 3035921.0
Elevation:	13 ft. above sea level		Zone: Zone 17

No sites found for target address

Demographics

Sites: 7 Non-Geocoded: 0 Population: N/A

RADON

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34947	12	0.0	Certified Residential Database
34947	52	0.0	Mandatory Non-Residential Database

Sites Summary Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

TOTAL: 7 GEOCODED: 7 NON GEOCODED: 0

Map ID	DB Type -ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	UST --CLOSED --8841421	TURNER MACHINE & SUPPLY CO	5000 ORANGE AVE FORT PIERCE, FL 34947	0.03 NNE	- 1	1
A2	RCRA NonGen / NLR A-1 METAL SUPPLY CORP --FLR000226738		5000 ORANGE AVE FORT PIERCE, FL 34947	0.03 NNE	- 1	2
3	SWF/LF --87240 --NFA.NO FURTHER ACTION (F) --INACTIVE (I)	ST. LUCIE BATTERY & TIRE	5500 ORANGE AVE. FORT PIERCE, FL 34947	0.33 WNW	+ 3	6
B4	LUST --CLOSED --8736530 --NREQ - CLEANUP NOT REQUIRED	BOB STRIETER GROVE	SR 68 & HEADER CANAL RD FORT PIERCE, FL 32903	0.37 West	+ 5	8
B5	LUST --CLOSED --9102144 --NREQ - CLEANUP NOT REQUIRED	FL DEPT OF TRANSPORTATION	JENKINS RD & ORANGE AVE FORT PIERCE, FL 31947	0.38 West	+ 5	12
B6	LUST --CLOSED --9102818 --NREQ - CLEANUP NOT REQUIRED	FL DEP OF TRANSPORTATION ROE2	SR 68 FORT PIERCE, FL 34947	0.39 West	+ 5	16
7	SWF/LF --100454 --INACTIVE (I)	NELSON SOSA	784 BENT CREEK DR FORT PIERCE, FL 34947	0.45 SE	+ 1	20

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

UST					
EDR ID:	U001373188	DIST/DIR:	0.026 NNE	ELEVATION:	12
MAP ID: A1					
NAME:	TURNER MACHINE & SUPPLY CO	Rev:	11/16/2021	ID/Status:	CLOSED
ADDRESS:	5000 ORANGE AVE FORT PIERCE, FL 34947	ID/Status:	8841421		
SOURCE:	FL Department of Environmental Protection				
UST:					
Facility Id:	8841421				
Facility Status:	CLOSED				
Type Description:	Fuel user/Non-retail				
Facility Phone:	Not reported				
Region:	STATE				
Positioning Method:	Not reported				
Lat/Long (dms):	Not reported				
Owner:					
Owner Id:	22445				
Owner Name:	TURNER, ESTHER N				
Owner Address:	PO BOX 910				
Owner Address 2:	Not reported				
Owner City,St,Zip:	FORT PIERCE, FL 34954				
Owner Contact:	BRENDON WHITE				
Owner Phone:	4074644550				
Tank Info:					
Name:	TURNER MACHINE & SUPPLY CO				
Address:	5000 ORANGE AVE				
City:	FORT PIERCE				
Zip:	34947				
Tank Id:	1				
Status:	Removed				
Status Date:	03/31/1990				
Install Date:	6/1/1981				
Substance:	Unleaded gas				
Content Description:	Unleaded Gas				
Gallons:	950				
Vessel Indicator:	TANK				
Tank Location:	UNDERGROUND				
DEP Contractor:	P				
Click here for Florida Oculus:					

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

RCRA NonGen / NLR				
EDR ID:	1024878614	DIST/DIR:	0.026 NNE	ELEVATION:
NAME:	A-1 METAL SUPPLY CORP	Rev:	02/28/2022	
ADDRESS:	5000 ORANGE AVE FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	FLR000226738	
SOURCE:	US Environmental Protection Agency			
RCRA NonGen / NLR				
Date Form Received by Agency:	20180430			
Handler Name:	A-1 METAL SUPPLY CORP			
Handler Address:	5000 ORANGE AVE			
Handler City,State,Zip:	FORT PIERCE, FL 34947-1303			
EPA ID:	FLR000226738			
Contact Name:	DAVID P TURNER			
Contact Address:	5000 ORANGE AVE			
Contact City,State,Zip:	FORT PIERCE, FL 34947-0000			
Contact Telephone:	772-464-4550			
Contact Fax:	Not reported			
Contact Email:	TURIND@AOL.COM			
Contact Title:	PRES			
EPA Region:	04			
Land Type:	Private			
Federal Waste Generator Description:	Not a generator, verified			
Non-Notifier:	Not reported			
Biennial Report Cycle:	Not reported			
Accessibility:	Not reported			
Active Site Indicator:	Not reported			
State District Owner:	FL			
State District:	SE			
Mailing Address:	5000 ORANGE AVE			
Mailing City,State,Zip:	FORT PIERCE, FL 34947-1303			
Owner Name:	ESTHER N TURNER LAND TRUST #1			
Owner Type:	Private			
Operator Name:	A-1 METAL SUPPLY CORP			
Operator Type:	Private			
Short-Term Generator Activity:	No			
Importer Activity:	No			
Mixed Waste Generator:	No			
Transporter Activity:	No			
Transfer Facility Activity:	No			
Recycler Activity with Storage:	No			
Small Quantity On-Site Burner Exemption:	No			
Smelting Melting and Refining Furnace Exemption:	No			
Underground Injection Control:	No			
Off-Site Waste Receipt:	No			
Universal Waste Indicator:	No			
Universal Waste Destination Facility:	No			
Federal Universal Waste:	No			
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported			
Active Site Converter Treatment storage and Disposal Facility:	Not reported			
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported			

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

RCRA NonGen / NLR				
EDR ID:	1024878614	DIST/DIR:	0.026 NNE	ELEVATION:
NAME:	A-1 METAL SUPPLY CORP	Rev:	02/28/2022	
ADDRESS:	5000 ORANGE AVE FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	FLR000226738	
SOURCE:	US Environmental Protection Agency			
Active Site State-Reg Handler: ---				
Federal Facility Indicator:	Not reported			
Hazardous Secondary Material Indicator:	NN			
Sub-Part K Indicator:	Not reported			
Commercial TSD Indicator:	No			
Treatment Storage and Disposal Type:	Not reported			
2018 GPRA Permit Baseline:	Not on the Baseline			
2018 GPRA Renewals Baseline:	Not on the Baseline			
Permit Renewals Workload Universe:	Not reported			
Permit Workload Universe:	Not reported			
Permit Progress Universe:	Not reported			
Post-Closure Workload Universe:	Not reported			
Closure Workload Universe:	Not reported			
202 GPRA Corrective Action Baseline:	No			
Corrective Action Workload Universe:	No			
Subject to Corrective Action Universe:	No			
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No			
TSDFs Potentially Subject to CA Under 3004 (u)(v) Universe:	No			
TSDFs Only Subject to CA under Discretionary Auth Universe:	No			
Corrective Action Priority Ranking:	No NCAPS ranking			
Environmental Control Indicator:	No			
Institutional Control Indicator:	No			
Human Exposure Controls Indicator:	N/A			
Groundwater Controls Indicator:	N/A			
Operating TSDF Universe:	Not reported			
Full Enforcement Universe:	Not reported			
Significant Non-Complier Universe:	No			
Unaddressed Significant Non-Complier Universe:	No			
Addressed Significant Non-Complier Universe:	No			
Significant Non-Complier With a Compliance Schedule Universe:	No			
Financial Assurance Required:	Not reported			
Handler Date of Last Change:	20190225			
Recognized Trader-Importer:	No			
Recognized Trader-Exporter:	No			
Importer of Spent Lead Acid Batteries:	No			
Exporter of Spent Lead Acid Batteries:	No			
Recycler Activity Without Storage:	No			
Manifest Broker:	No			
Sub-Part P Indicator:	No			
Handler - Owner Operator:				
Owner/Operator Indicator:	Operator			
Owner/Operator Name:	A-1 METAL SUPPLY CORP			

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

RCRA NonGen / NLR				
EDR ID:	1024878614	DIST/DIR:	0.026 NNE	ELEVATION:
NAME:	A-1 METAL SUPPLY CORP	Rev:	02/28/2022	
ADDRESS:	5000 ORANGE AVE FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	FLR000226738	
SOURCE:	US Environmental Protection Agency			
Legal Status:	Private			
Date Became Current:	19840401			
Date Ended Current:	Not reported			
Owner/Operator Address:	5000 ORANGE AVE			
Owner/Operator City,State,Zip:	FORT PIERCE, FL 34947-1303			
Owner/Operator Telephone:	Not reported			
Owner/Operator Telephone Ext:	Not reported			
Owner/Operator Fax:	Not reported			
Owner/Operator Email:	Not reported			
Owner/Operator Indicator:	Owner			
Owner/Operator Name:	ESTHER N TURNER LAND TRUST #1			
Legal Status:	Private			
Date Became Current:	20030222			
Date Ended Current:	Not reported			
Owner/Operator Address:	5000 ORANGE AVE			
Owner/Operator City,State,Zip:	FORT PIERCE, FL 34947-0000			
Owner/Operator Telephone:	Not reported			
Owner/Operator Telephone Ext:	Not reported			
Owner/Operator Fax:	Not reported			
Owner/Operator Email:	Not reported			
Historic Generators:				
Receive Date:	20180430			
Handler Name:	A-1 METAL SUPPLY CORP			
Federal Waste Generator Description:	Not a generator, verified			
State District Owner:	FL			
Large Quantity Handler of Universal Waste:	No			
Recognized Trader Importer:	No			
Recognized Trader Exporter:	No			
Spent Lead Acid Battery Importer:	No			
Spent Lead Acid Battery Exporter:	No			
Current Record:	Yes			
Non Storage Recycler Activity:	Not reported			
Electronic Manifest Broker:	Not reported			
List of NAICS Codes and Descriptions:				
NAICS Code:	444130			
NAICS Description:	HARDWARE STORES			
Facility Has Received Notices of Violations:				
Violations:	No Violations Found			

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

RCRA NonGen / NLR				
EDR ID:	1024878614	DIST/DIR:	0.026 NNE	ELEVATION:
NAME:	A-1 METAL SUPPLY CORP	Rev:	02/28/2022	
ADDRESS:	5000 ORANGE AVE FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	FLR000226738	
SOURCE:	US Environmental Protection Agency			
Evaluation Action Summary:				
Evaluations:	No Evaluations Found			

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

SWF/LF				
EDR ID:	S105226959	DIST/DIR:	0.329 WNW	ELEVATION:
NAME:	ST. LUCIE BATTERY & TIRE	Rev:	01/10/2022	
ADDRESS:	5500 ORANGE AVE. FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	87240 NFA,NO FURTHER ACTION (F) INACTIVE (I)	
SOURCE:	FL Department of Environmental Protection			
SWF/LF:				
Name: ST. LUCIE BATTERY & TIRE				
Address: 5500 ORANGE AVE.				
City,State,Zip: FORT PIERCE, FL 34947				
Facility ID: 87240				
District: SED				
Lat/Long: 27:26:53.88 / 80:22:55.07				
Class Type: 751				
Classification: WASTE TIRE COLLECTION CENTER				
Class Status: NFA,NO FURTHER ACTION (F)				
Section: 07				
Township: 35S				
Range: 40E				
Responsible Authority Name: ST. LUCIE BATTERY & TIRE COMPANY				
Responsible Authority Address: Not reported				
Responsible Authority City,St,Zip: Not reported				
Responsible Authority Phone: Not reported				
EMail Address1: Not reported				
EMail Address2: Not reported				
Site Supervisor Name: Not reported				
Site Supervisor Addr: Not reported				
Site Supervisor City/State/Zip: Not reported				
Site Supervisor Telephone: Not reported				
Land Owner Name: Not reported				
Land Owner Address: Not reported				
Land Owner City/State/Zip: Not reported				
Land Owner Telephone: Not reported				
Click here for Florida Oculus:				
Name: ST. LUCIE BATTERY & TIRE				
Address: 5500 ORANGE AVE.				
City,State,Zip: FORT PIERCE, FL 34947				
Facility ID: 87240				
District: SED				
Lat/Long: 27:26:53.88 / 80:22:55.07				
Class Type: 754				
Classification: WASTE TIRE COLLECTOR				
Class Status: INACTIVE (I)				
Section: 07				
Township: 35S				
Range: 40E				
Responsible Authority Name: ST. LUCIE BATTERY & TIRE COMPANY				
Responsible Authority Address: Not reported				

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

SWF/LF				
EDR ID:	S105226959	DIST/DIR:	0.329 WNW	ELEVATION:
NAME:	ST. LUCIE BATTERY & TIRE	Rev:	01/10/2022	
ADDRESS:	5500 ORANGE AVE. FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	87240 NFA,NO FURTHER ACTION (F) INACTIVE (I)	
SOURCE:	FL Department of Environmental Protection			
Responsible Authority City,St,Zip: Not reported				
Responsible Authority Phone: Not reported				
EMail Address1: Not reported				
EMail Address2: Not reported				
Site Supervisor Name: Not reported				
Site Supervisor Addr: Not reported				
Site Supervisor City/State/Zip: Not reported				
Site Supervisor Telephone: Not reported				
Land Owner Name: Not reported				
Land Owner Address: Not reported				
Land Owner City/State/Zip: Not reported				
Land Owner Telephone: Not reported				
Click here for Florida Oculus:				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U001373109	DIST/DIR:	0.372 West	ELEVATION:
NAME:	BOB STRIETER GROVE	Rev:	11/03/2021	
ADDRESS:	SR 68 & HEADER CANAL RD FORT PIERCE, FL 32903	ID/Status:	CLOSED	
		ID/Status:	8736530	
		ID/Status:	NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
LUST:				
Name:	BOB STRIETER GROVE			
Address:	SR 68 & HEADER CANAL RD			
City,State,Zip:	FORT PIERCE, FL 32903			
Region:	STATE			
Facility ID:	8736530			
Facility Status:	CLOSED			
Facility Type:	M - Agricultural			
Facility Phone:	(305)773-7779			
Facility Cleanup Rank:	Not reported			
District:	Southeast District			
Lat/Long (dms):	27 26 51.738 / 80 29 48.9208			
Section:	Not reported			
Township:	Not reported			
Range:	Not reported			
Feature:	Not reported			
Method:	Not reported			
Datum:	0			
Score:	Not reported			
Score Effective Date:	Not reported			
Score When Ranked:	Not reported			
Operator:	BOB STRIETER			
Name Update:	Not reported			
Address Update:	Not reported			
Petroleum Cleanup PCT Facility Score:				
Facility Cleanup Status:	NREQ - NOT REQUIRED			
Contact:	EARNEST DUNN			
Contact Company:	H L DUNN & SONS INC			
Contact Address:	PO BOX 204			
Contact City/State/Zip:	FORT PIERCE, FL 34954			
Phone:	(305)461-5936			
Bad Address Ind:	N			
State:	FL			
Zip:	32903			
Score:	Not reported			
Score Effective Date:	Not reported			
Related Party ID:	10139			
Primary RP Role:	ACCOUNT OWNER			
RP Begin Date:	1987-12-04			
RP Zip:	204			
RP Extension:	Not reported			
Discharge Cleanup Summary:				
- Continued on next page -				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U001373109	DIST/DIR:	0.372 West	ELEVATION:
NAME:	BOB STRIETER GROVE	Rev:	11/03/2021	
ADDRESS:	SR 68 & HEADER CANAL RD FORT PIERCE, FL 32903	ID/Status:	CLOSED	
		ID/Status:	8736530	
		ID/Status:	NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
Discharge Date: 7/23/1987				
PCT Discharge Combined:	Not reported			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	5/29/2001			
Cleanup Work Status:	COMPLETED			
Information Source:	E - EDI			
Other Source Description:	Not reported			
Eligibility Indicator:	I - INELIGIBLE			
Site Manager:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
Petroleum Cleanup Program Eligibility:				
Facility ID:	8736530			
Discharge Date:	7/23/1987			
Pct Discharge Combined With:	Not reported			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	5/29/2001			
Cleanup Work Status:	COMPLETED			
Information Source:	Not reported			
Other Source Description:	Not reported			
Application Received Date:	Not reported			
Cleanup Program:	E - EARLY DETECTION INCENTIVE			
Eligibility Status:	Not reported			
Elig Status Date:	Not reported			
Letter Of Intent Date:	Not reported			
Redetermined:	Not reported			
Inspection Date:	Not reported			
Site Manager:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
Deductible Amount:	Not reported			
Deductible Paid To Date:	Not reported			
Co-Pay Amount:	Not reported			
Co-Pay Paid To Date:	Not reported			
Cap Amount:	0			
Task Information:				
District:	SED			
Facility ID:	8736530			
Facility Status:	CLOSED			
Facility Type:	M - Agricultural -			
County:	ST. LUCIE			
County ID:	56			
- Continued on next page -				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U001373109	DIST/DIR:	0.372 West	ELEVATION:
MAP ID:	B4	Rev:	11/03/2021	
NAME:	BOB STRIETER GROVE	ID/Status:	CLOSED	
ADDRESS:	SR 68 & HEADER CANAL RD FORT PIERCE, FL 32903	ID/Status:	8736530	
		ID/Status:	NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
Cleanup Eligibility Status:	I			
Source Effective Date:	Not reported			
Discharge Date:	07-23-1987			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	05-29-2001			
SRC Action Type:	-			
SRC Submit Date:	Not reported			
SRC Review Date:	Not reported			
SRC Completion Status:	-			
SRC Issue Date:	Not reported			
SRC Comment:	Not reported			
Cleanup Work Status:	COMPLETED			
Site Mgr:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
SR Task ID:	40581			
SR Cleanup Responsible:	ST - STATE			
SR Funding Eligibility Type:	-			
SR Actual Cost:	Not reported			
SR Completion Date:	Not reported			
SR Payment Date:	Not reported			
SR Oral Date:	Not reported			
SR Written Date:	Not reported			
SR Soil Removal:	Not reported			
SR Free Product Removal:	Not reported			
SR Soil Tonnage Removed:	Not reported			
SR Soil Treatment:	Not reported			
SR Other Treatment:	Not reported			
SR Alternate Proc Received Date:	Not reported			
SR Alternate Procedure Status:	Not reported			
SR Alternate Procedure Status Date:	Not reported			
SR Alternate Procedure Comments:	Not reported			
SA Task ID:	40582			
SA Cleanup Responsible:	ST - STATE			
SA Funding Eligibility Type:	-			
SA Actual Cost:	Not reported			
SA Completion Date:	Not reported			
SA Payment Date:	Not reported			
RAP Task ID:	40583			
RAP Cleanup Responsible ID:	ST - STATE			
RAP Funding Eligibility Type:	-			
RAP Actual Cost:	Not reported			
RAP Completion Date:	Not reported			
RAP Payment Date:	Not reported			

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U001373109	DIST/DIR:	0.372 West	ELEVATION:
MAP ID:	B4	Rev:	11/03/2021	
NAME:	BOB STRIETER GROVE	ID/Status:	CLOSED	
ADDRESS:	SR 68 & HEADER CANAL RD FORT PIERCE, FL 32903	ID/Status:	8736530	
		ID/Status:	NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
RAP Last Order Approved:	Not reported			
RA Task ID:	40584			
RA Cleanup Responsible:	ST - STATE			
RA Funding Eligibility Type:	-			
RA Years to Complete:	Not reported			
RA Actual Cost:	Not reported			
Click here for Florida Oculus:				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U003656929	DIST/DIR:	0.384 West	ELEVATION:
NAME:	FL DEPT OF TRANSPORTATION	Rev:	11/03/2021	
ADDRESS:	JENKINS RD & ORANGE AVE FORT PIERCE, FL 31947	ID/Status:	CLOSED ID/Status: 9102144 ID/Status: NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
LUST:				
Name:	FL DEPT OF TRANSPORTATION			
Address:	JENKINS RD & ORANGE AVE			
City,State,Zip:	FORT PIERCE, FL 31947			
Region:	STATE			
Facility ID:	9102144			
Facility Status:	CLOSED			
Facility Type:	G - State Government			
Facility Phone:	Not reported			
Facility Cleanup Rank:	Not reported			
District:	Southeast District			
Lat/Long (dms):	27 26 51.6485 / 80 22 58.3573			
Section:	Not reported			
Township:	Not reported			
Range:	Not reported			
Feature:	Not reported			
Method:	UNVR			
Datum:	0			
Score:	Not reported			
Score Effective Date:	Not reported			
Score When Ranked:	Not reported			
Operator:	FL DEPT OF TRNASPORTATION			
Name Update:	Not reported			
Address Update:	Not reported			
Petroleum Cleanup PCT Facility Score:				
Facility Cleanup Status:	NREQ - NOT REQUIRED			
Contact:	RICHARD PLAISIR / TOM GREENE (772-465-7396)			
Contact Company:	FL DEPT OF TRANSPORTATION DIST IV			
Contact Address:	3400 W COMMERCIAL BLVD			
Contact City/State/Zip:	FORT LAUDERDALE, FL 33309			
Phone:	(954)777-4216			
Bad Address Ind:	N			
State:	FL			
Zip:	31947			
Score:	Not reported			
Score Effective Date:	Not reported			
Related Party ID:	24716			
Primary RP Role:	ACCOUNT OWNER			
RP Begin Date:	1991-05-29			
RP Zip:	3421			
RP Extension:	Not reported			
Discharge Cleanup Summary:				
- Continued on next page -				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U003656929	DIST/DIR:	0.384 West	ELEVATION:
NAME:	FL DEPT OF TRANSPORTATION	Rev:	11/03/2021	
ADDRESS:	JENKINS RD & ORANGE AVE FORT PIERCE, FL 31947	ID/Status:	CLOSED ID/Status: 9102144 ID/Status: NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
LUST:				
Discharge Date:	4/18/1991			
PCT Discharge Combined:	Not reported			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	5/29/2001			
Cleanup Work Status:	COMPLETED			
Information Source:	D - DISCHARGE NOTIFICATION			
Other Source Description:	Not reported			
Eligibility Indicator:	I - INELIGIBLE			
Site Manager:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
Petroleum Cleanup Program Eligibility:				
Facility ID:	9102144			
Discharge Date:	4/18/1991			
Pct Discharge Combined With:	Not reported			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	5/29/2001			
Cleanup Work Status:	COMPLETED			
Information Source:	Not reported			
Other Source Description:	Not reported			
Application Received Date:	Not reported			
Cleanup Program:	O - OTHER			
Eligibility Status:	Not reported			
Elig Status Date:	Not reported			
Letter Of Intent Date:	Not reported			
Redetermined:	Not reported			
Inspection Date:	Not reported			
Site Manager:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
Deductible Amount:	Not reported			
Deductible Paid To Date:	Not reported			
Co-Pay Amount:	Not reported			
Co-Pay Paid To Date:	Not reported			
Cap Amount:	0			
Task Information:				
District:	SED			
Facility ID:	9102144			
Facility Status:	CLOSED			
Facility Type:	G - State Government -			
County:	ST. LUCIE			
County ID:	56			
- Continued on next page -				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U003656929	DIST/DIR:	0.384 West	ELEVATION:
MAP ID:	B5	Rev:	11/03/2021	
NAME:	FL DEPT OF TRANSPORTATION	ID/Status:	CLOSED	
ADDRESS:	JENKINS RD & ORANGE AVE FORT PIERCE, FL 31947	ID/Status:	9102144	
		ID/Status:	NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
Cleanup Eligibility Status:	I			
Source Effective Date:	Not reported			
Discharge Date:	04-18-1991			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	05-29-2001			
SRC Action Type:	-			
SRC Submit Date:	Not reported			
SRC Review Date:	Not reported			
SRC Completion Status:	-			
SRC Issue Date:	Not reported			
SRC Comment:	Not reported			
Cleanup Work Status:	COMPLETED			
Site Mgr:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
SR Task ID:	Not reported			
SR Cleanup Responsible:	-			
SR Funding Eligibility Type:	-			
SR Actual Cost:	Not reported			
SR Completion Date:	Not reported			
SR Payment Date:	Not reported			
SR Oral Date:	Not reported			
SR Written Date:	Not reported			
SR Soil Removal:	Not reported			
SR Free Product Removal:	Not reported			
SR Soil Tonnage Removed:	Not reported			
SR Soil Treatment:	Not reported			
SR Other Treatment:	Not reported			
SR Alternate Proc Received Date:	Not reported			
SR Alternate Procedure Status:	Not reported			
SR Alternate Procedure Status Date:	Not reported			
SR Alternate Procedure Comments:	Not reported			
SA Task ID:	Not reported			
SA Cleanup Responsible:	-			
SA Funding Eligibility Type:	-			
SA Actual Cost:	Not reported			
SA Completion Date:	Not reported			
SA Payment Date:	Not reported			
RAP Task ID:	Not reported			
RAP Cleanup Responsible ID:	-			
RAP Funding Eligibility Type:	-			
RAP Actual Cost:	Not reported			
RAP Completion Date:	Not reported			
RAP Payment Date:	Not reported			

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U003656929	DIST/DIR:	0.384 West	ELEVATION:
MAP ID:	B5	Rev:	11/03/2021	
NAME:	FL DEPT OF TRANSPORTATION	ID/Status:	CLOSED	
ADDRESS:	JENKINS RD & ORANGE AVE FORT PIERCE, FL 31947	ID/Status:	9102144	
		ID/Status:	NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
RAP Last Order Approved:	Not reported			
RA Task ID:	Not reported			
RA Cleanup Responsible:	-			
RA Funding Eligibility Type:	-			
RA Years to Complete:	Not reported			
RA Actual Cost:	Not reported			
Click here for Florida Oculus:				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	DIST/DIR:	ELEVATION:	MAP ID:	
U004147334	0.387 West	18	B6	
NAME: FL DEP OF TRANSPORTATION ROE2	Rev: 11/03/2021			
ADDRESS: SR 68	ID/Status: CLOSED			
FORT PIERCE, FL 34947	ID/Status: 9102818			
ST. LUCIE	ID/Status: NREQ - CLEANUP NOT REQUIRED			
SOURCE: FL Department of Environmental Protection				
 LUST: Name: FL DEP OF TRANSPORTATION ROE2 Address: SR 68 City,State,Zip: FORT PIERCE, FL 34947 Region: STATE Facility ID: 9102818 Facility Status: CLOSED Facility Type: G - State Government Facility Phone: (305)797-8530 Facility Cleanup Rank: 7166 District: Southeast District Lat/Long (dms): 27 26 51.618 / 80 22 58.4314 Section: Not reported Township: Not reported Range: Not reported Feature: Not reported Method: Not reported Datum: 0 Score: Not reported Score Effective Date: 2001-05-23 00:00:00 Score When Ranked: 25 Operator: LEROUX HENRY Name Update: 2007-08-21 00:00:00 Address Update: Not reported Petroleum Cleanup PCT Facility Score: Facility Cleanup Status: NREQ - NOT REQUIRED Contact: RICHARD PLAISIR / TOM GREENE (772-465-7396) Contact Company: FL DEPT OF TRANSPORTATION DIST IV Contact Address: 3400 W COMMERCIAL BLVD Contact City/State/Zip: FORT LAUDERDALE, FL 33309 Phone: (954)777-4216 Bad Address Ind: N State: FL Zip: 34947 Score: Not reported Score Effective Date: 2001-05-23 00:00:00 Related Party ID: 24716 Primary RP Role: ACCOUNT OWNER RP Begin Date: 1991-09-20 RP Zip: 3421 RP Extension: Not reported Discharge Cleanup Summary:				
- Continued on next page -				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	DIST/DIR:	ELEVATION:	MAP ID:	
U004147334	0.387 West	18	B6	
NAME: FL DEP OF TRANSPORTATION ROE2	Rev: 11/03/2021			
ADDRESS: SR 68	ID/Status: CLOSED			
FORT PIERCE, FL 34947	ID/Status: 9102818			
ST. LUCIE	ID/Status: NREQ - CLEANUP NOT REQUIRED			
SOURCE: FL Department of Environmental Protection				
 Discharge Date: 4/17/1991 PCT Discharge Combined: Not reported Cleanup Required: N - NO CLEANUP REQUIRED Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Disch Cleanup Status Date: 12/6/2010 Cleanup Work Status: COMPLETED Information Source: Z - OTHER Other Source Description: Not reported Eligibility Indicator: I - INELIGIBLE Site Manager: Not reported Site Mgr End Date: Not reported Tank Office: - Petroleum Cleanup Program Eligibility: Facility ID: 9102818 Discharge Date: 4/17/1991 Pct Discharge Combined With: Not reported Cleanup Required: N - NO CLEANUP REQUIRED Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Disch Cleanup Status Date: 12/6/2010 Cleanup Work Status: COMPLETED Information Source: Not reported Other Source Description: Not reported Application Received Date: Not reported Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM Eligibility Status: Not reported Elig Status Date: Not reported Letter Of Intent Date: Not reported Redetermined: Not reported Inspection Date: Not reported Site Manager: Not reported Site Mgr End Date: Not reported Tank Office: - Deductible Amount: Not reported Deductible Paid To Date: Not reported Co-Pay Amount: Not reported Co-Pay Paid To Date: Not reported Cap Amount: 0 Task Information: District: SED Facility ID: 9102818 Facility Status: CLOSED Facility Type: G - State Government - County: ST. LUCIE County ID: 56				
- Continued on next page -				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U004147334	DIST/DIR:	0.387 West	ELEVATION:
NAME:	FL DEP OF TRANSPORTATION ROE2	Rev:	11/03/2021	
ADDRESS:	SR 68 FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	CLOSED 9102818 NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
Cleanup Eligibility Status:	I			
Source Effective Date:	Not reported			
Discharge Date:	04-17-1991			
Cleanup Required:	N - NO CLEANUP REQUIRED			
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED			
Disch Cleanup Status Date:	12-06-2010			
SRC Action Type:	-			
SRC Submit Date:	Not reported			
SRC Review Date:	Not reported			
SRC Completion Status:	-			
SRC Issue Date:	Not reported			
SRC Comment:	Not reported			
Cleanup Work Status:	COMPLETED			
Site Mgr:	Not reported			
Site Mgr End Date:	Not reported			
Tank Office:	-			
SR Task ID:	Not reported			
SR Cleanup Responsible:	-			
SR Funding Eligibility Type:	-			
SR Actual Cost:	Not reported			
SR Completion Date:	Not reported			
SR Payment Date:	Not reported			
SR Oral Date:	Not reported			
SR Written Date:	Not reported			
SR Soil Removal:	Not reported			
SR Free Product Removal:	Not reported			
SR Soil Tonnage Removed:	Not reported			
SR Soil Treatment:	Not reported			
SR Other Treatment:	Not reported			
SR Alternate Proc Received Date:	Not reported			
SR Alternate Procedure Status:	Not reported			
SR Alternate Procedure Status Date:	Not reported			
SR Alternate Procedure Comments:	Not reported			
SA Task ID:	Not reported			
SA Cleanup Responsible:	-			
SA Funding Eligibility Type:	-			
SA Actual Cost:	Not reported			
SA Completion Date:	Not reported			
SA Payment Date:	Not reported			
RAP Task ID:	Not reported			
RAP Cleanup Responsible ID:	-			
RAP Funding Eligibility Type:	-			
RAP Actual Cost:	Not reported			
RAP Completion Date:	Not reported			
RAP Payment Date:	Not reported			

- Continued on next page -

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

LUST				
EDR ID:	U004147334	DIST/DIR:	0.387 West	ELEVATION:
NAME:	FL DEP OF TRANSPORTATION ROE2	Rev:	11/03/2021	
ADDRESS:	SR 68 FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	CLOSED 9102818 NREQ - CLEANUP NOT REQUIRED	
SOURCE:	FL Department of Environmental Protection			
RAP Last Order Approved:	Not reported			
RA Task ID:	Not reported			
RA Cleanup Responsible:	-			
RA Funding Eligibility Type:	-			
RA Years to Complete:	Not reported			
RA Actual Cost:	Not reported			
Click here for Florida Oculus:				

Site Detail Report

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

JOB: NA

SWF/LF				
EDR ID:	S113898335	DIST/DIR:	0.446 SE	ELEVATION:
NAME:	NELSON SOSA	Rev:	01/10/2022	
ADDRESS:	784 BENT CREEK DR FORT PIERCE, FL 34947 ST. LUCIE	ID/Status:	100454 INACTIVE (!)	
SOURCE:	FL Department of Environmental Protection			
SWF/LF:				
Name:	NELSON SOSA			
Address:	784 BENT CREEK DR			
City,State,Zip:	FORT PIERCE, FL 34947			
Facility ID:	100454			
District:	SED			
Lat/Long:	::/::			
Class Type:	754			
Classification:	WASTE TIRE COLLECTOR			
Class Status:	INACTIVE (!)			
Section:	Not reported			
Township:	Not reported			
Range:	Not reported			
Responsible Authority Name:	Not reported			
Responsible Authority Address:	Not reported			
Responsible Authority City,St,Zip:	Not reported			
Responsible Authority Phone:	Not reported			
EMail Address1:	Not reported			
EMail Address2:	Not reported			
Site Supervisor Name:	Not reported			
Site Supervisor Addr:	Not reported			
Site Supervisor City/State/Zip:	Not reported			
Site Supervisor Telephone:	Not reported			
Land Owner Name:	Not reported			
Land Owner Address:	Not reported			
Land Owner City/State/Zip:	Not reported			
Land Owner Telephone:	Not reported			
Click here for Florida Oculus:				

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Delistings

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSD RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSD - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROLS - Institutional Controls Sites List

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Florida's State-Funded Action Sites

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database DADE CO. LF - Miami Dade County Landfill Solid Waste Sites listing.

State/Tribal LTANKS: LUST LAST - Leaking Aboveground Storage Tank Listing. The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks. LAST - Leaking Aboveground Storage Tank Listing INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Storage Tank Facility Information AST - Storage Tank Facility Information. BROWARD CO AST - Aboveground Storage Tanks. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: ENG CONTROLS The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. ENG CONTROLS - Institutional Controls Registry Inst Control - Institutional Controls Registry.

State/Tribal VCP: VCP Listing of closed and active voluntary cleanup sites. VCP - Voluntary Cleanup Sites

ST/Tribal Brownfields: BROWNFIELDS AREAS BSRA - Brownfield Site Rehabilitation Agreements Listing. BROWNFIELDS - Brownfields Sites Database. The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes. BROWNFIELDS - Brownfield Site Rehabilitation Agreements Listing

Database Descriptions

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: LF PALM BEACH LF HILLSBOROUGH - Hillsborough County LF. Hillsborough county landfill sites. LF HILLSBOROUGH - Hillsborough County LF

Other Haz Sites: PRIORITYCLEANERS The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility. PRIORITYCLEANERS - Priority Ranking List FL SITES - Sites List. US CDL - Clandestine Drug Labs. AQUEOUS FOAM - Former Fire Training Facility Assessments Listing. PFAS - PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid.

Other Tanks: Broward Co. UST All known regulated storage tanks within Broward County, including those tanks that have been closed Broward Co. UST - Underground Storage Tanks Miami-Dade Co. Tanks - Storage Tanks.

SPILLS: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Oil and Hazardous Materials Incidents. Miami-Dade Co. SPILL - Fuel Spills Cases.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. Miami-Dade Co. IW2-4 - Industrial Waste Type 2-4 Sites. Miami-Dade Co. IW5 - Industrial Waste Type 5 Sites. Miami-Dade Co. IW6 - Industrial Waste Type 6. DRYCLEANERS - Drycleaning Facilities. Broward Co. EDIEAR - Semi-Annual Inventory Report on Contaminated Locations. Enforcement Miami-Dade - Enforcement Case Tracking System Sites. FL Cattle Dip. Vats - Cattle Dipping Vats. DADE CO AW - Agricultural Waste Listing. PCS - Permit Compliance System. PCS INACTIVE - Listing of Inactive PCS Permits. PCS ENF - Enforcement data. MINES MRDS - Mineral Resources Data System.

Database Sources	Database Sources
NPL: EPA	State/Tribal IC / EC: Department of Environmental Protection
Updated Quarterly	Updated Semi-Annually
NPL Delisted: EPA	State/Tribal VCP: Department of Environmental Protection
Updated Quarterly	Varies
CERCLIS: EPA	ST/Tribal Brownfields: Department of Environmental Protection
Updated Quarterly	Varies
NFRAP: EPA	US Brownfields: Environmental Protection Agency
Updated Quarterly	Updated Semi-Annually
RCRA COR ACT: EPA	Other SWF: Hillsborough County Environmental Protection Commission
Updated Quarterly	Varies
RCRA TSD: Environmental Protection Agency	Other Haz Sites: Department of Environmental Protection
Updated Quarterly	Varies
RCRA GEN: Environmental Protection Agency	Other Tanks: Broward County Environmental Protection Department
Updated Quarterly	Varies
Federal IC / EC: Environmental Protection Agency	Spills: U.S. Department of Transportation
Varies	Updated Quarterly
ERNS: National Response Center, United States Coast Guard	Other: Environmental Protection Agency
Updated Quarterly	Updated Quarterly
State/Tribal CERCLIS: Department of Environmental Protection	
Updated Semi-Annually	
State/Tribal SWL: Department of Environmental Protection	
Updated Quarterly	
State/Tribal LTANKS: Department of Environmental Protection	
Updated Quarterly	
State/Tribal Tanks: Department of Environmental Protection	
Updated Quarterly	

Street Name Report for Streets near the Target Property

Target Property: ORANGE AVE
FORT PIERCE, FL 34947

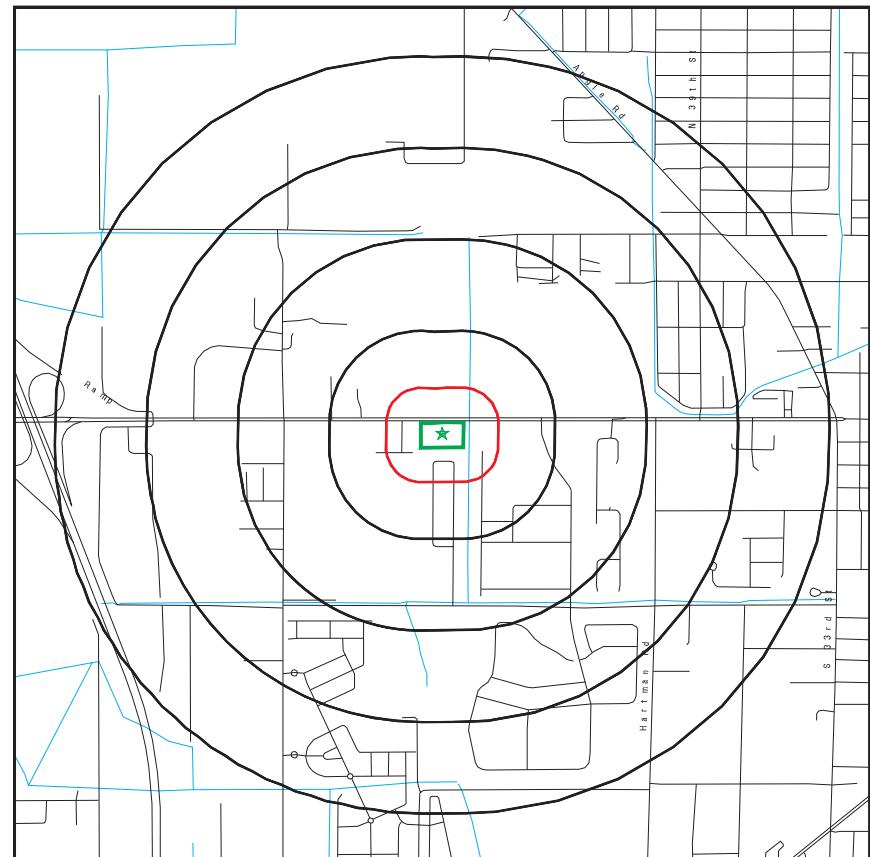
JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Carlyle Way	0.07 South		
County Hwy-68	0.04 North		
U Vista Ct	0.09 WSW		
Vista Ct	0.11 West		
Worlington Ln	0.12 ESE		

Environmental FirstSearch
1.000 Mile Radius
ASTM MAP: NPL, RCRACOR, STATES Sites



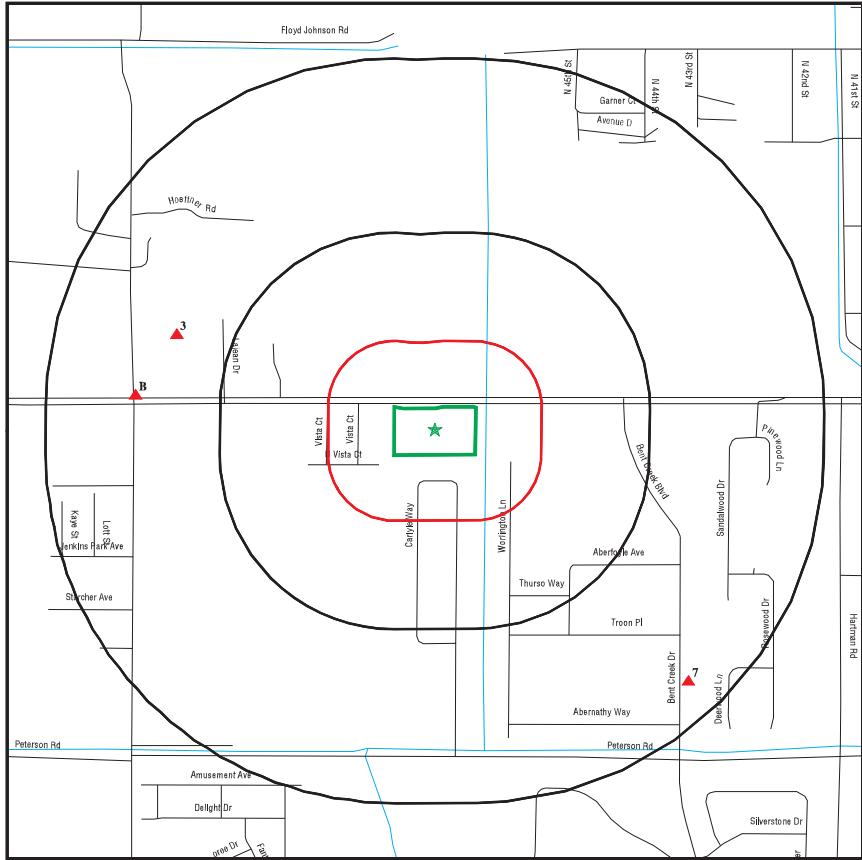
ORANGE AVE FORT PIERCE, FL 34947



Environmental FirstSearch

0.500 Mile Radius
ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

ORANGE AVE FORT PIERCE, FL 34947



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 27.446901 Longitude: 80.375641)

▲ Identified Sites

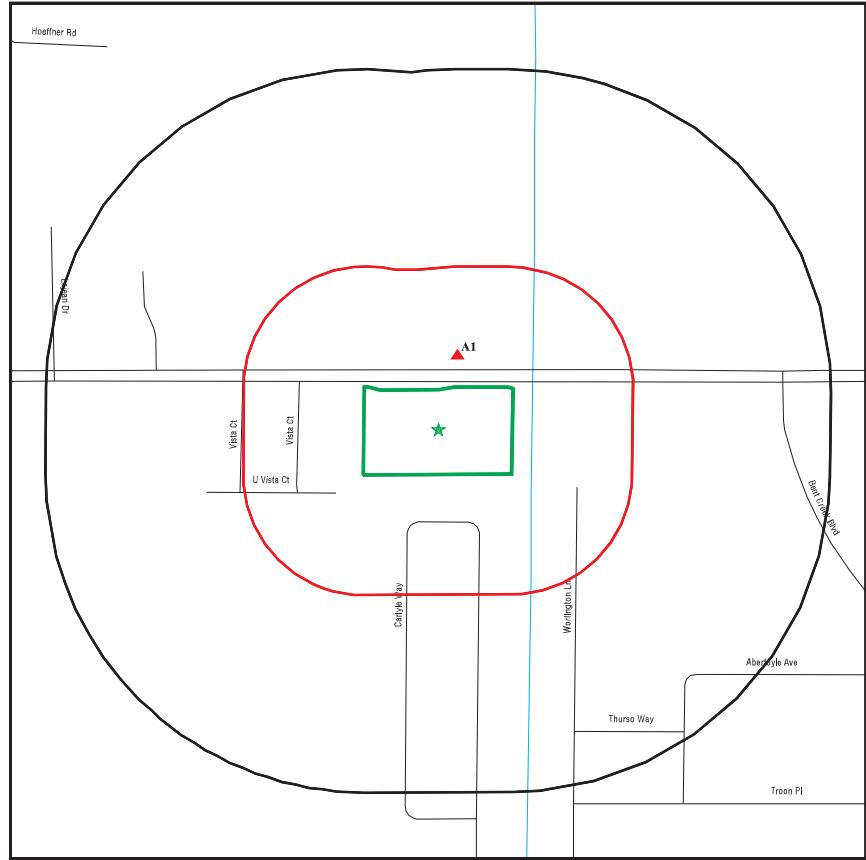
 National Priority List Sites

10 of 10

Environmental FirstSearch

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

ORANGE AVE FORT PIERCE, FL 34947



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 27.446901 Longitude: 80.375641)

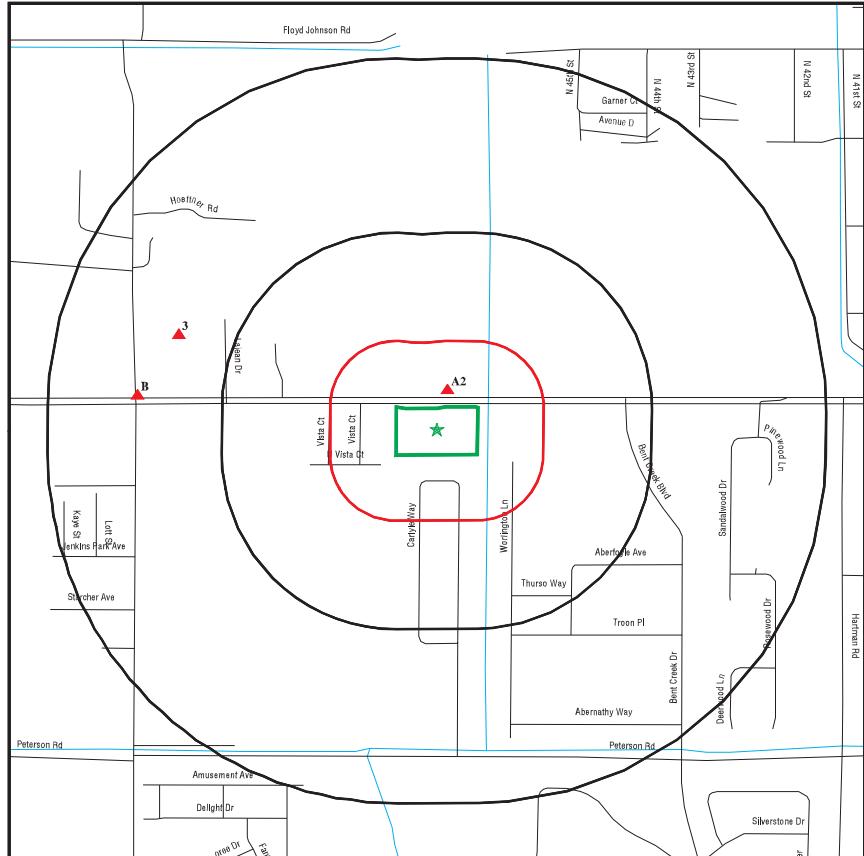
▲ Identified Sites

National Priority List Sites

Environmental FirstSearch

0.500 Mile Radius
Non ASTM Map, Spills, FINDS

ORANGE AVE FORT PIERCE, FL 34947



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

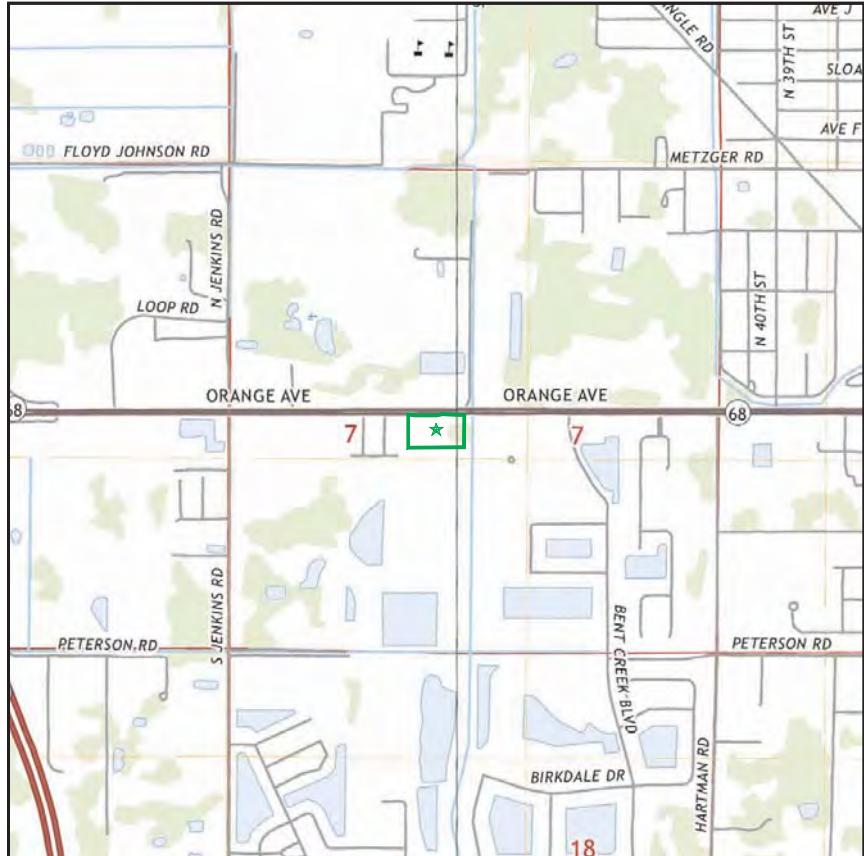
- ★ Target Property (Latitude: 27.446901 Longitude: 80.375641)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA
- FL Brownfield

EDR Reference Code (EDR Internal use only): 6923204.2s
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22-04-01,1051:10.FI

Site location Map

Topo: 0.75 Mile Radius

ORANGE AVE FORT PIERCE, FL 34947



Map Image Position: TP
Map Reference Code & Name: 11481016 Fort Pierce NW
Map State(s): FL
Version Date: 2018
Map Image Position: E
Map Reference Code & Name: 11481014 Fort Pierce
Map State(s): FL
Version Date: 2018

EDR Reference Code (EDR Internal use only): 6923204.2s
22-04-01,1051:10.FI

Vacant Land
ORANGE AVE
Fort Pierce, FL 34947

Inquiry Number: 6923204.3
April 01, 2022

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.ednet.com

Certified Sanborn® Map Report

04/01/22

Site Name: Client Name:

Vacant Land EAC
ORANGE AVE 1876 Barber Road #200 B
Fort Pierce, FL 34947 Sarasota, FL 34240
EDR Inquiry # 6923204.3 Contact: Erin T Broemel



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by EAC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.ednet.com/sanborn.

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Certified Sanborn Results:

Certification # 800F-42DB-BAA0

PO # NA

Project 22-0341

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 800F-42DB-BAA0

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- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX VII - ST. LUCIE COUNTY PROPERTY APPRAISER

Property Identification

Site Address: ORANGE AVE
 Sec/Town/Range: 07/35S/40E
 Parcel ID: 2407-311-0001-000-7
 Jurisdiction: Saint Lucie County

Use Type: 1000
 Account #: 19867
 Map ID: 24/07S
 Zoning: Comm Genra

Ownership

Legler Family Holdings LLC
 2359 SW Danforth CIR
 Palm City, FL 34990



Legal Description

7 35 40 THAT PART OF E 1/2 OF E 1/2 OF SW 1/4 MPDAF: FROM NE COR OF SE 1/4 OF SEC RUN S 89 42 05 W ALG N LI OF S 1/2 OF SEC 3346.98 FT TO W LI OF E 1/2 OF E 1/2 OF SW 1/4, TH S 00 17 51 E 49.06 FT TO POB, TH N 89 42 09 E 12.69 FT, TH S 76 14 40 E 55 FT, TH N 89 42 09 E 126.10 FT, TH N 88 25 59 E 101.71 FT, TH N 79 37 08 E 63.48 FT, TH N 89 42 09 E 223.05 FT, TH S 77 21 37 E 30.66 FT TO W R/W LI OF NWLRWCD CANAL 29, TH S 00 17 48 W ALG W R/W LI 348.31 FT, TH S 89 43 35 W 610.47 FT TO W LI OF E 1/2 OF E 1/2 OF SW 1/4, TH N 00 15 12 E ALG W LI 357.59 FT TO POB (5.10 AC)

Current Values

Just/Market Value:	\$208,800
Assessed Value:	\$208,800
Exemptions:	\$0
Taxable Value:	\$208,800

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office [🔗](#)

Download TRIM for this parcel: Download PDF [🔗](#)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.1
Land Size (SF):	222,156

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 15, 2018	4170 / 0704	0002	WD	SOBE 34949 LLC	\$307,000
Aug 13, 2018	4169 / 1086	0205	WD	Orange Avenue Shoppes FLA	\$980,000
Oct 24, 2006	2686 / 1131	XX02	SP	Smigiel Partners IX LTD	\$9,500,000
Dec 15, 2000	1350 / 0961	XX03	WD	Nature Conservancy	\$1,300,000
Nov 23, 1999	1265 / 1700	XX02	TR	The Nature Conservancy	\$129,100
Feb 23, 1993	1214 / 1416	XX01	DE	FIRST AMERICAN BANK AND TRUST	\$100
Feb 23, 1993	1214 / 1408	XX01	DE	FEDERAL DEPOSIT INS CO	\$100
Jan 1, 1986	0489 / 2067	XX01	CV		\$0
May 1, 1985	0465 / 1483	XX00	CV		\$800,000
Aug 1, 1984	0439 / 1861	XX00	CV		\$487,800

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: N/A
No. Units: 0

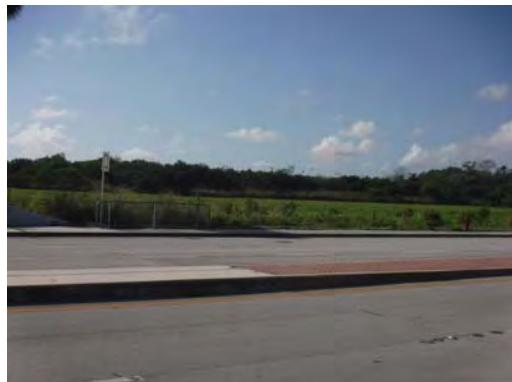
Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

Interior Data



*Image
or
Sketch
unavailable
for display*

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$0
Land:	\$208,800
Just/Market:	\$208,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$208,800
Exemption(s):	\$0
Taxable:	\$208,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.1	North St. Lucie Water Management District	\$104.55

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [↗](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$208,800	\$208,800	\$0	\$208,800
2020	\$298,300	\$298,300	\$0	\$298,300
2019	\$298,300	\$298,300	\$0	\$298,300
2018	\$298,300	\$298,300	\$0	\$298,300

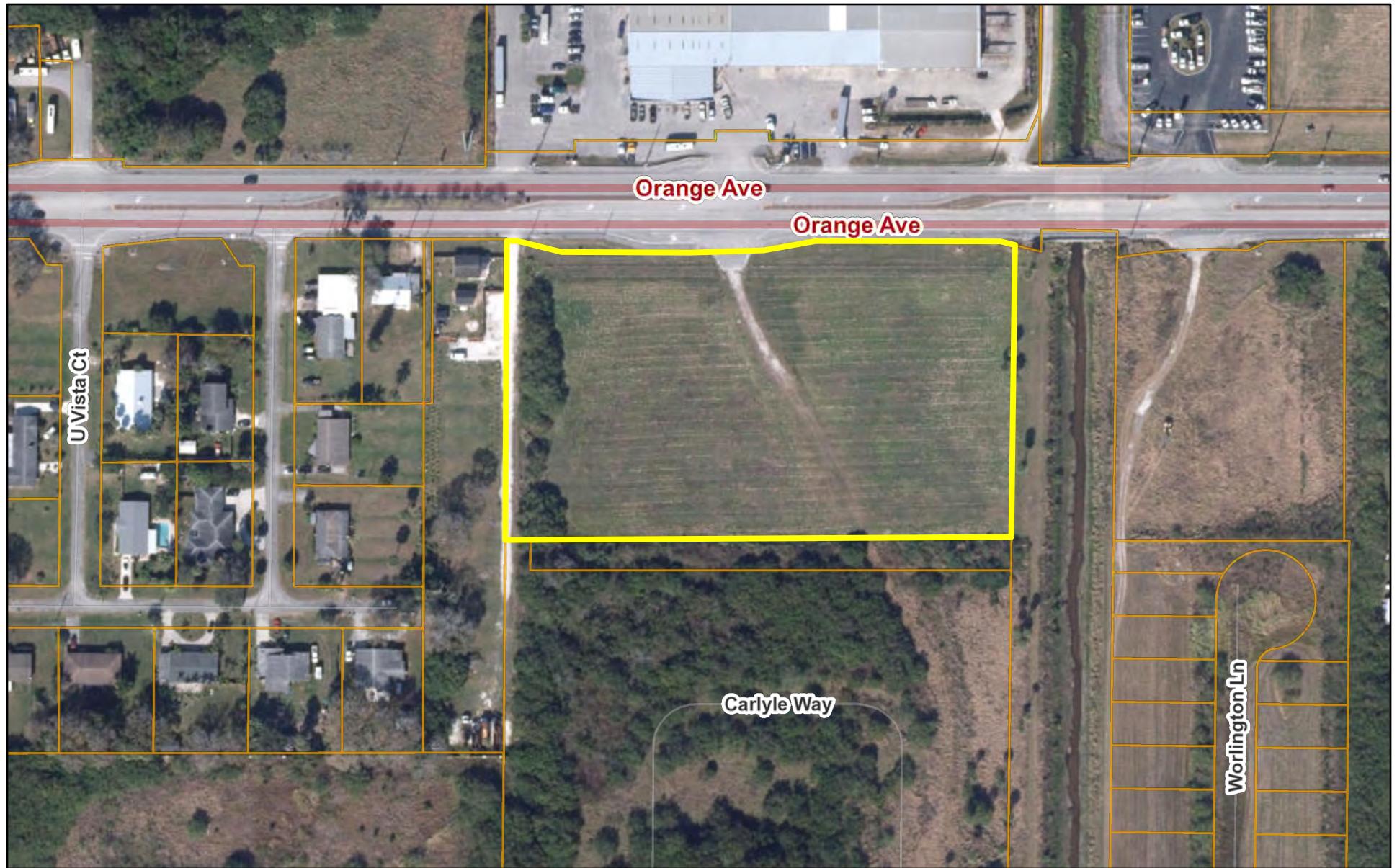
Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Saint Lucie County Property Appraiser



April 4, 2022

1:2,257

0 90 180 360 ft
0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

APPENDIX VIII - ENVIRONMENTAL QUESTIONNAIRE

ENVIRONMENTAL INFORMATION QUESTIONNAIRE

RE: Vacant Land - Orange Avenue (PIN # 3407-311-0001-000-7) - Fort Pierce - St. Lucie County - Florida

Please provide answers (to the best of your knowledge) to the following questions. Your answers will be incorporated into the Phase I Environmental Site Assessment that we are completing for the subject property. Please sign and return this questionnaire to our office when completed. **In addition, if someone other than the user is being authorized to complete the questionnaire on behalf of the user, please indicate the affiliation at the bottom of the page.**

1) Are you aware of any Environmental Cleanup Liens against the property that are filed or recorded under federal, tribal, state, or local law?

No

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 in a registry under federal, tribal, state, or local law?

No

3) Do you have any Specialized Knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

4) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes

5) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the property?

Best knowledge Orange Grove

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

Not Aware Fertilizer?

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

Not Aware

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

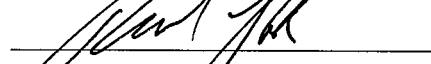
Not Aware

6) 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?

Not Aware

Questionnaire Completed by:

Signature / Affiliation:



Printed:

Richard Shick

Date:

4/01/22

APPENDIX IX - RESUME(S) OF ENVIRONMENTAL PROFESSIONAL(S)

D.S. MONTY WATSON, MS, MPA, LEP, GIT

SOUTH FLORIDA DIVISION MANAGER - Environmental Assessments & Consulting

PROFESSIONAL DESIGNATIONS

GEOLOGIST-IN-TRAINING (Florida Board of Professional Geologists, GIT #122)

LICENSED ENVIRONMENTAL PROFESSIONAL (INSTEP, LEP #364)

AHERA ASBESTOS BUILDING INSPECTOR (META)

CERTIFIED WETLAND DELINEATOR (Florida DEP - WEDS Group)

EDUCATIONAL BACKGROUND

Master of Geoscience degree in Geology/Hydrogeology, Florida Atlantic University, Boca Raton, Florida, 2020.

Master of Public Administration degree in Environmental Policy and Planning & Graduate Certificate in Urban Planning, Florida Gulf Coast University, Estero, Florida, 2011.

Bachelor of Arts degree in Archaeology, University of South Florida, Tampa, Florida, 2003.

RELEVANT PROFESSIONAL COURSES

- ◆ Licensed Environmental Professional (LEP) - INSTEP
- ◆ AHERA Asbestos Building Inspector
- ◆ Wetland Delineation, Florida Department of Environmental Protection, Wetland Delineation Section
- ◆ 40-Hour OSHA Health & Safety Course in Hazardous Materials / General Site Worker (meets 29 CFR 1910.120)

PROFESSIONAL EXPERIENCE

2009 to **DIVISION MANAGER, ARCHAEOLOGICAL COORDINATOR**
Present Environmental Assessments & Consulting

Oversee and coordinate all company-wide Archaeological / Cultural Resource Management (CRM) projects and subcontractors. Responsible for performing and overseeing Phase I & II ESAs and Contamination Assessments, including contract negotiation, field work, lab coordination, and project oversight. Senior Environmental Professional for the South Region.

2005 to **PROJECT MANAGER, STAFF SCIENTIST**
2009 URS, Professional Service Industries (PSI), EnviroTrac, Ltd., A2L Technologies

Responsible for performing Phase I & II ESAs, Contamination Assessments, and O&M of remediation systems, including field work, lab coordination, and report preparation. At PSI, served as Project Manager for all FDOT CSERs.

2005 **FIELD ARCHAEOLOGIST**
New South Associates - Picayune Strand Project

During the 2005 field season, completed additional Phase I & II cultural resource surveys of Picayune Strand State Forest as part of the ongoing Comprehensive Everglades Restoration Program (CERP) for the US Army Corps of Engineers.

2003 to **ARCHAEOLOGICAL FIELD DIRECTOR**
2005 Panamerican Consultants

Oversaw and participated in Phase I & II cultural resource surveys including analysis, report preparation, and technical writing for sites throughout Florida for private clients and FDOT.

APPENDIX X - REGULATORY RECORDS REVIEW

A-1 METAL SUPPLY / TURNER MACHINE



Storage Tanks & Contamination Monitoring

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Petroleum Restoration Program

Storage Tank Contaminated Facility Name & Address Search

Facility
ID#: 8841421

Name: Turner Machine & Supply Co
5000 Orange Ave
Fort Pierce, FL 34947- 1303

Contact: Turner, Esther
Phone:

Account Owner: Turner, Esther N

District: SED

County: 56 - St. Lucie
Type: C - Fuel User/Non-Retail

Status: Closed

Latitude: 27:26:52.9276

Longitude: 80:22:31.5544

LL Method: DPHO

Tank#	Size	Content	Installed	Placement	Status	Construction	Piping	Monitoring
1	950	Unleaded Gas	06/01/1981	UNDER	Removed from Site			

***Note:

Construction, Piping, and Monitoring Info not shown for CLOSED tanks
(Status A: Closed in Place, B: Removed from the site).



Florida Department of Environmental Protection

Hazardous Waste Facilities Search Results

Selection Criteria for This Handler Search:
EPAID: FLR000226738

For Facility Data Links:

Activities -- provides a list of RCRA compliance activities and violations.

Mapping in GIS -- this opens a [NEW IMPROVED] GIS mapping tool focused on the facility.

Documents -- this provides a list of electronic documents available online.

Error Reporting -- send us feedback to address data errors.
County Verification -- County or RPC verification of Facility and Waste for this site.

Legend of Status Types

EPA ID	Name	County	Address	Contact	Status	As of	Data Links
FLR000226738	A-1 Metal Supply Corp	St. Lucie	5000 Orange Ave Fort Pierce, FL 34947	David Turner 7724644550	NHR	4/30/2018	A M D E

Search has retrieved 1 Facilities

Legend of Status Types:
LQG - Large Quantity Generator
SQG - Small Quantity Generator
CES - Conditionally Exempt Small Quantity Generator
UOT - Used Oil Transporter
TRA - Hazardous Waste Transporter
TSD - Treatment/Storage/Disposal Facility
CLO - Closed
NHR - Non-Handler of Hazardous Waste

From: Pandley, Robin
To: "turnerd@pol.com"
Cc: EPOST_HWreg
Subject: Notification Letter 8700-12 FL for A-1 Metal Supply Corp
Date: Tuesday, May 22, 2018 9:53:00 AM
Attachments: A-1MetalSupplyCorp_FTPierce.pdf

Dear Mr. Turner:

Please find attached the Notification of Regulated Waste Activity status based on information you submitted to the Florida Department of Environmental Protection (DEP). This letter provides your EPA Identification Number and, if applicable, your current registration and/or permit statuses.
Please note that pending program registrations, certifications or permits will be mailed to you separately.

We ask that you verify receipt of this document by sending a "reply" message to EPOST_HWreg@dep.state.fl.us. If your email address has changed or you anticipate that it will change in the future, please advise accordingly in your reply. You may also update this information by contacting EPA ID Notification Coordinator at (850) 245-8772.

You may check your current facility status at our website at: http://fldepdevloc.dep.state.fl.us/www_RCRA/Reports/handler_sel.asp using your EPAID number from the attached notification letter.

Address any changes in your notification status (generator status, activities or contact information) on form 8700-12FL and submit by U.S. mail. The 8700-12FL form can be downloaded at [http://www.dep.state.fl.us/waste/quick_topics/forms/pages/62-730.htm#62-730.900\(1\)\(b\)](http://www.dep.state.fl.us/waste/quick_topics/forms/pages/62-730.htm#62-730.900(1)(b)). Submit by U.S. mail to:

EPA ID Notification Coordinator
Hazardous Waste Regulation Section MS 4560
Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

There are a number of web resources available to help you comply with regulations and implement best management practices.

1. The Hazardous Waste Regulation Section home page and additional compliance assistance help in your geographic area can be found here:
 - <http://www.dep.state.fl.us/waste/categories/hwRegulation/default.htm>
 - http://www.dep.state.fl.us/waste/categories/hazardous/pages/state_contacts.htm
2. Florida's Handbook for Small Quantity Generators of Hazardous Waste, A Summary of Hazardous Waste Regulations and other hazardous waste, universal waste and used oil publications can be found here:
 - <http://www.dep.state.fl.us/waste/categories/hazardous/pages/publications.htm>
 - <http://www.dep.state.fl.us/waste/categories/hwRegulation/pages/FLEHazInstructions.htm>

EPA ID Notification Coordinator
Hazardous Waste Regulation Section
850-245-8772
E-mail Address: EPOST_HWreg@dep.state.fl.us

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL REGULATION
POLUTANT STORAGE TANK SYSTEM
INSPECTION REPORT FORM - COVER PAGE
PAGE: 1 OF 1

FACILITY ID #: 568841421
FACILITY NAME: TURNER MACHINE & SUPPLY CO
FACILITY LOCATION: 5000 ORANGE AVE, FT PIERCE
FACILITY CONTACT: TURNER, ESTHER N
OWNER: TURNER, ESTHER N
OWNER ADDRESS: PO BOX 910, FORT PIERCE, FL, 34954-0910
OWNER CONTACT: BRENDON WHITE
COUNTY: SAINT LUCIE
PHONE: (000) 000-0000
PHONE: (407) 464-4550
OWNER CHANGE DATE 00/00/00

LATITUDE:27-26-49 LONGITUDE:80-29-89
27.440000 80.495833
TANL. # 27-26-91 INSTALL UNDER OR
1 950 B 06/81 U TANK TYPE INTEGRAL PIPING MONITORING SYSTEM TANK
C A Y B

FAC TYPE: NON-RETAIL BUSINESS

REMARKS: *Reg. Closed Fac. Inspect.*

INSPECTION TYPE (CHOOSE ONE) SITE INFORMATION (ALL THAT APPLY)
 ROUTINE DISCHARGE NEAR PUB WELL REPAIRED
 INSTALL CLOSURE CONTAMINATED UPGRADED
 ABANDONED REINSPECT COMPLAINT UST & AST
 ACID TANL'S HAZARD MAT

DER DISTRICT OR LOCAL PROGRAM: *SLCPA 140-335-1527*
INSPECTOR NAME (PRINT): *David P. Turner* CONTACT NAME (PRINT): *DAVID P. TURNER*
INSPECTOR'S SIGNATURE & DATE: *David P. Turner 05/23/19* CONTACT'S SIGNATURE & DATE: *05/24/19*

I REGISTRATION/NOTIFICATION Comments _____																					
<p>1. Facility has registered all applicable tanks on site; 17-761.400 2. Current registration placard is properly displayed; 17-761.410(6) Proper notification has been made for the following; 17-761.450</p> <p>3. Proper closure (30 days prior); (1) (a) 4. Change of ownership (30 days after); (1) (b) 5. Upgrading, replacement or installation (10 days prior); (1) (6) 6. Change of tank status (in service/out of service), (within 30 days); (1) (d) 7. Change of facility status (e.g. substances stored), (within 30 days); (1) (e) 8. Change of method of financial responsibility (within 30 days); (3) 9. Start of closure, upgrades or installation (24 hr. verbal or written); (4)</p>																					
<table border="1"> <tr><td>1.</td><td>X</td></tr> <tr><td>2.</td><td>X</td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> <tr><td>5.</td><td></td></tr> <tr><td>6.</td><td></td></tr> <tr><td>7.</td><td></td></tr> <tr><td>8.</td><td></td></tr> <tr><td>9.</td><td></td></tr> </table>		1.	X	2.	X	3.		4.		5.		6.		7.		8.		9.			
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II RECORD KEEPING Comments _____																					
<p>10. All records were maintained for two (2) years and were available for inspection within five (5) working days; 17-761.710 (1) 11. Some but not all records were maintained for two (2) years and were available for inspection within five (5) working days; 17-761.710 (1)</p>																					
<table border="1"> <tr><td>10.</td><td></td></tr> <tr><td>11.</td><td></td></tr> </table>		10.		11.																	
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III REPORTING/DISCHARGE RESPONSE/REPAIRS Comments _____																					
<p>Proper reporting requirements been met for the following; 17-761.460</p> <p>12. Results of tightness test; (1) 13. Any spill, overfill, or other discharge within one working day of discovery; (2) 14. Suspected releases within one working day of discovery; (3) (a), (b) 15. Confirmed releases (positive response of a release detection device) within one working day of discovery; (3) (c)</p> <p>The owner or the operator of the system which has discharged has</p> <p>16. Taken it out-of-service; 17-761.700 (1), had it repaired or replaced; .700, or properly closed it; .820 (1) 17. Removed any regulated substances from the system; 17-761.820 (1) 18. Tightness tested all repaired components before placing them back in service; 17-761.700 (6) 19. Had repairs or replacements performed by a certified contractor; 499.105 (3) 20. Had tightness tests performed by registered tank tester; 17-761.200 21. Regun initial corrective actions for a release; 17-761.820 (2)</p>																					
<table border="1"> <tr><td>12.</td><td></td></tr> <tr><td>13.</td><td></td></tr> <tr><td>14.</td><td></td></tr> <tr><td>15.</td><td></td></tr> <tr><td>16.</td><td></td></tr> <tr><td>17.</td><td></td></tr> <tr><td>18.</td><td></td></tr> <tr><td>19.</td><td></td></tr> <tr><td>20.</td><td></td></tr> <tr><td>21.</td><td></td></tr> </table>		12.		13.		14.		15.		16.		17.		18.		19.		20.		21.	
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IV INVENTORY REQUIREMENTS Comments _____																					
<p>22. All inventory requirements maintained in accordance with 17-761.720 (1) 23. Some, but not all inventory requirements maintained in accordance with 17-761.720 (1)</p>																					
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V PERFORMANCE STANDARDS/CATHODIC PROTECTION Comments _____																					
<p>Storage tank criteria; 17-761.500, .820 and .550;</p> <p>24. Facility meets applicable storage tank standards; (1) 25. Systems meet siting requirements; (4) 26. Tank(s) equipped with spill containment; (5) (b) 27. Tank(s) equipped with overfill protection; (5) (b) 28. Facility meets construction upgrading schedule; 17-761.510</p>																					
<table border="1"> <tr><td>24.</td><td></td></tr> <tr><td>25.</td><td></td></tr> <tr><td>26.</td><td></td></tr> <tr><td>27.</td><td></td></tr> <tr><td>28.</td><td>X</td></tr> </table>		24.		25.		26.		27.		28.	X										
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VI PERFORMANCE STANDARDS/CATHODIC PROTECTION Comments _____																					
<p>Piping criteria; 17-761.500</p> <p>29. New piping has secondary containment; (2) 30. Dispensers are upgraded with properly installed and maintained liners; (8) 31. Facility meets construction upgrading schedule; 17-761.510 (8)</p> <p>Cathodic Protection/Certified Contractors /Tightness Testing</p> <p>32. Cathodic protection system provides continuous protection; 17-761.230(3)(4) 33. PSSSC conducted all storage tank repairs, installations or removals; 17-761.740 (1)-(9) 34. Test performed by a D.P.R.-registered tester; 17-761.740</p>																					
<table border="1"> <tr><td>29.</td><td></td></tr> <tr><td>30.</td><td></td></tr> <tr><td>31.</td><td></td></tr> <tr><td>32.</td><td></td></tr> <tr><td>33.</td><td></td></tr> <tr><td>34.</td><td></td></tr> </table>		29.		30.		31.		32.		33.		34.									
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VI RELEASE DETECTION/MONITORING WELLS Comments _____																					
<p>35. New petroleum or hazardous substance storage tanks provided with an approved release detection system upon installation; 17-761.800 (3) 36. All release detection systems meet general release standards; 17-761.600 37. Release detection systems are monitored for a discharge at least every 30 days; 17-761.800 (5) 38. Groundwater monitoring wells are properly sampled and meet the requirements of 17-761.640 (1) 39. Vapor monitoring wells are properly sampled and meet the requirements of 17-761.640 (2)</p> <p>An approved release detection system is provided for</p> <p>40. Existing hazardous substance storage tanks; 17-761.560 41. Existing vehicular fuel storage tanks; 17-761.610 42. Other existing regulated substance storage tanks; 17-761.820 43. Integral piping provided with secondary containment; 17-761.630 44. Integral piping without secondary containment; 17-761.640 (8)</p>																					
<table border="1"> <tr><td>35.</td><td></td></tr> <tr><td>36.</td><td></td></tr> <tr><td>37.</td><td></td></tr> <tr><td>38.</td><td></td></tr> <tr><td>39.</td><td></td></tr> <tr><td>40.</td><td></td></tr> <tr><td>41.</td><td></td></tr> <tr><td>42.</td><td></td></tr> <tr><td>43.</td><td></td></tr> <tr><td>44.</td><td></td></tr> </table>		35.		36.		37.		38.		39.		40.		41.		42.		43.		44.	
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VII OUT-OF-SERVICE STATUS Comments _____																					
<p>45. Storage systems have been emptied of regulated substances; 17-761.200(2)(b) Out-of-Service storage tank systems have; 17-761.800 46. Corrosion protection properly maintained; (1) (a) (1) 47. Release detection system monitored for evidence of a discharge at least every six months; (1) (a) (2) 48. Vent lines open, ancillary equipment sealed; (1) (b) 49. Been upgraded or replaced before returning to service; (1) (c) 50. Been tested tight before returning to service; (1) (c) 51. Been out-of-service for no more than two years; (1) (d) 52. Been out-of-service for more than 12 months (unplanned); (1) (d) 53. Proper closure for an unmonitored tank; (2) 54. Had a closure assessment properly performed; (3)</p>																					
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VIII VARIANCE Comments _____																					
<p>55. Facility applied for Alternate Procedure (Explain in comment) 17-761.200(2)(b)</p>																					
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IX Other Comments _____																					
<p>56. Any other violations noted during inspection (Explain in comment) 17-761.200(2)(b)</p>																					
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DATA ENTERED

RECEIVED STATE OF FLORIDA
 STATE OF FLORIDA
 D.E. Department of Environmental Regulation
 STORAGE TANK NOTIFICATION FORM
 Form 17-51.090 (3)

50 APR. 11 PM 1:32

**STORAGE TANK
REGULATION** **PLEASE PRINT OR TYPE**

(1) DER facility number (if known) 568841421 (2) County Code _____

(3) Original registration data revision _____

(4) Facility type (see code list (4) on back) C

Tank (a) Location

(5) Facility name Esther N. Turner
 Street address/city/state/zip 5000 Orange Ave., Ft. Lauderdale, FL 33347
 P.O. Box 910 st. June 20th 34954
 Mailing address/city/state/zip _____

(6) Operator Same as above Telephone # (____) _____
 New operator date (only for change of operator) _____/_____/_____

(7) Company/person owning tank(s) and piping Esther N. Turner
 Company address/city/state/zip P.O. Box 910 st. June, FL 34954

Contact person Brenda White Telephone # (407) 468-4450
 New owner date (only for change of owner) _____/_____/_____

(8) Location (if available): Latitude _____ " Longitude _____ "
 Section _____ Township _____ Range _____

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19)
 for tanks out of use

(9) (10)	(11)	(12)	(13)	(14)	(15)	(16)	(17) (18)	(19)

17.18 J9 for tanks
 retrofitted, removed
 abandoned, etc.

(20) Petrogas Inc. David Neiron DPR # 000652
 Pollutant Storage System Specialty Department of Professional Regulation
 Contractor Name Certificate Number
 For new tank installation or tank removal

To the best of my knowledge and belief all information submitted on this form is
 true, accurate and complete.

* ESTHER N. TURNER OWNER * Esther N. Turner X 4-9-90
 Print name and title of owner, operator
 or authorized person Signature Date

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA

DATA **STATE OF FLORIDA**
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
SEP 12 1988 Form 17-61.090 (3)

PLEASE PRINT OR TYPE

AM 1 1988

(1) DER facility number (if known) BD768841421 **(2) County Code** 56
(3) Original registration BY **data revision**
(4) Facility type (see code list (4) on back) C **Management**
Accessory Tanks

Tank(s) Location

(5) Facility name TURNER MACHINE + SUPPLY CO.
Street address/city/state/zip 5000 ORANGE AVE
FT. PIERCE, FL 34947
Mailing address/city/state/zip Po Box 910, FT PIERCE, FL 34951

(6) Operator **Telephone # (407) 464-4550
New operator date (only for change of operator) / /**

(7) Company/person owning tank(s) and piping ESTHER N. TURNER, TRUSTEE
Company address/city/state/zip Po Box 910 FT PIERCE, FL 34951

Contact person DAVID TURNER **Telephone # (407) 464-4550**
New owner date (only for change of owner) / /

(8) Location (if available): Latitude 26° 15' N **Longitude** 80° 00' W
Section 007 **Township** 355 **Range** 40E

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19)
for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1	950	B	6/15/81	U	C	A	E			

(20) **Pollutant Storage System Specialty** **DPR #**
Contractor Name **Department of Professional Regulation**
For new tank installation or tank removal **Certificate Number**

To the best of my knowledge and belief all information submitted on this form is
true, accurate and complete.

Print name and title of owner, operator
or authorized person

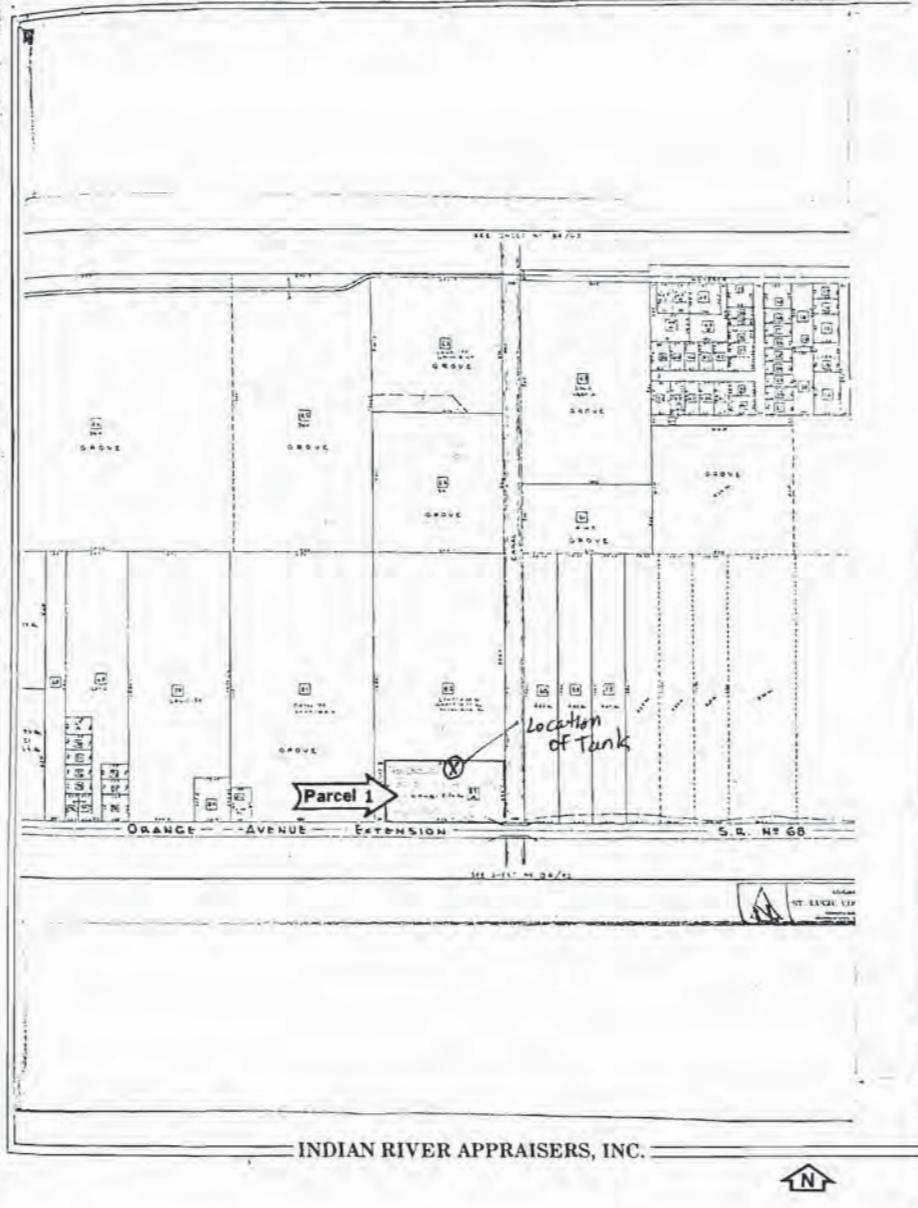
DAVID P. TURNER, PRESIDENT

DER FORM 17-61.090(3) 11/29/87 (1/2)

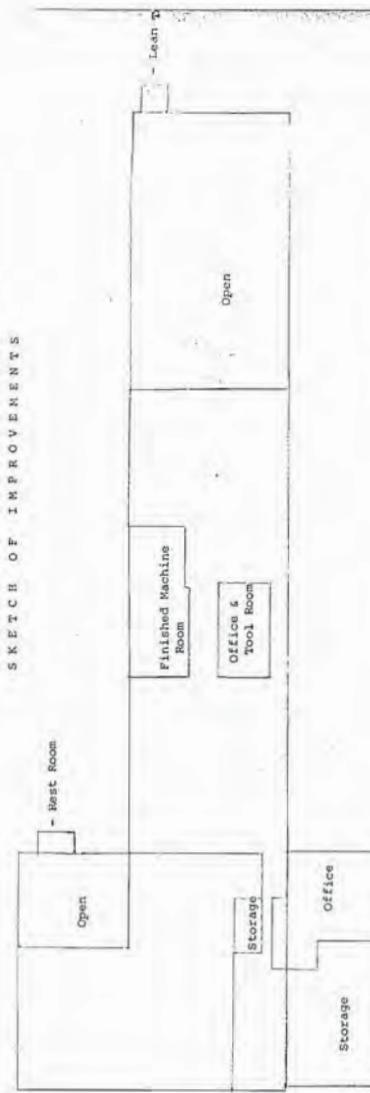
Signature David P. Turner **Date** 7/25/88

MAP OF SUBJECT SITE

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SKETCH OF IMPROVEMENTS



SCALE: 1" = 40'