



INC.

Environmental Assessments / Hydrogeology / Engineering / Industrial Hygiene

September 11, 1997

Mr. Gregory A. Nichols
Vice President
Bradley Development Company
2120 Drew Street, P.O. Box 6875
Clearwater, Florida 34618

**RE: Phase I Environmental Site Assessment of the Vacant Parcel Located in the
Northeastern Corner of Lumsden Road and St. Paul's Drive, Brandon, Florida. FGS
Project No. C98-054.01**

Dear Mr. Nichols:

FGS, Inc. (FGS) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced parcel (i.e. the Property). The investigations were conducted in accordance with our Scope of Services Agreement and ASTM E-1527(97) guidelines for completing a Phase I Environmental Site Assessment. The findings within the report are certified to the following entities; Bradley Development Company, Barnett Bank of Pinellas, Inc., and the Central Bank of Tampa.

Based on the Phase I environmental investigations conducted on-site, no further assessments are recommended. The details of the Phase I ESA are discussed in the enclosed report.

WARRANTY

The analyses, measurements, and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a Phase I Environmental Site Assessment of this Property. FGS warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental engineering methods and apply only to the study area described in this report.

These environmental methods have been developed to provide the client with information regarding apparent indications of existing environmental contamination relating to the subject property and surrounding areas to the limits of our study area as defined herein and are necessarily limited to the conditions observed at the time of the investigations. The report is also limited to the information available at the time it was prepared. There is a distinct possibility that conditions may change over time which could not be predicted or concluded within the scope of the assessment due to the time constraints associated with this project. In addition, the results have been analyzed in keeping with existing environmental